

City of Hudson Comprehensive Plan Update

Adopted by City Council, March 14, 2022

RESOLUTION NO 2901

A RESOLUTION ADOPTING THE 2022 CITY OF HUDSON COMPREHENSIVE PLAN
UPDATE

WHEREAS, said plan is authorized under Chapter 18B and 414 of the Iowa Code, as amended, and

WHEREAS, a public hearing was held by the Hudson Planning and Zoning Commission on February 15, 2022, at 6:00 p.m. and the City Council on March 14, 2022, at 6:00 p.m. in the Council Chamber of the City Hall on the proposed adoption of the City of Hudson Comprehensive Plan Update, and

WHEREAS, said plan was developed with consideration of the smart planning principles under section 18B.1 of the Iowa Code and includes information specified in section 18b.2, subsection 2 of the Iowa Code.

WHEREAS, said plan is a policy document that considers the community's demographics, public facilities, land use, transportation, housing, and implementation procedures, and

WHEREAS, said plan looks at community development by outlining a land use plan and is the basis for the City of Hudson's zoning, subdivision, annexation, and urban renewal tools and regulations, and

WHEREAS, an integral part of the plan is providing opportunities for public input in the 2022 Comprehensive Plan Update process, including the use of Task Force meetings, Hudson Planning and Zoning Commission work sessions and public hearing, and an Hudson City Council public hearing, and

WHEREAS, the Comprehensive Plan has been the subject of, or a discussion item on the agenda of, numerous public meetings, and

WHEREAS, the Comprehensive Plan is a primary land use tool of the Hudson City Council, Planning and Zoning Commission, Board of Adjustment, and city staff, and

WHEREAS, said plan is in the best interests of the City of Hudson, now therefore BE IT HEREBY RESOLVED that the City Council hereby approves and adopts the City of Hudson 2022 Comprehensive Plan as a replacement in its entirety to the existing Comprehensive Plan on this day of March 14, 2022.



Gail Bunz, Mayor Pro Tem

3/16/22
date of signature

ATTEST:



Katie Boeding, Deputy City Clerk

3/16/22
date of signature

RESOLUTION NO 2900

A RESOLUTION SETTING A PUBLIC HEARING TO ADOPT THE 2022 CITY OF HUDSON COMPREHENSIVE PLAN UPDATE

WHEREAS, said the plan is authorized under Chapter 18B and 414 of the Iowa Code, as amended, and

WHEREAS, said the plan was developed with consideration of the smart planning principles under section 18B.1 of the Iowa Code and includes information specified in section 18b.2, subsection 2 of the Iowa Code,

WHEREAS, said the plan is a policy document that considers the community's demographics, public facilities, land use, transportation, housing, and implementation procedures, and

WHEREAS, said plan looks at community development by outlining a land use plan and is the basis for the City of Hudson's zoning, subdivision, annexation, and urban renewal tools and regulations, and

WHEREAS, an integral part of the plan is providing opportunities for public input in the 2022 Comprehensive Plan Update process, including the use of Task Force meetings, Hudson Planning and Zoning Commission work sessions and public hearing, and a Hudson City Council public hearing, and

WHEREAS, the Comprehensive Plan has been the subject of, or a discussion item on the agenda of, numerous public meetings, and

WHEREAS, the Comprehensive Plan is a primary land use tool of the Hudson City Council, Planning and Zoning Commission; Board of Adjustment; and city staff, and

WHEREAS, the determination requires the City Council to hold a public hearing and notice to be published; and

THEREFORE, BE IT RESOLVED by the City Council of the City of Hudson, Iowa, that a Public Hearing shall be held Monday, March 14, 2022, at 6:00 p.m. by the Hudson City Council to gather public comments.

Passed and approved the 28th day of February 2022.


Gail Bunz, Mayor Pro Tem


date of signature

ATTEST:


Chrissi Wiersma, City Administrator/City Clerk, MPA/laCMC/laCMFO


date of signature

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Acknowledgements

The participants would like to thank the City Council and all the volunteers who provided input and time, as well as financial means to make this Plan Update a reality. A special thanks to the citizens of the City of Hudson who participated in the process to develop this Plan Update 2022.

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Executive Summary

Adopted by City Council, March 14, 2022

The City of Hudson Comprehensive Plan Update 2022 is the result of a collaborative effort between the City Council, Planning and Zoning Commission, City staff, Task Force, citizens, and INRCOG.

This Plan Update derives from the 2008 Comprehensive Land Use Plan and incorporates the principles and elements of the 2010 Iowa Smart Planning. Based on input from officials, stakeholders, and citizens, the following goals, objectives, and actions were identified for inclusion in the Plan Update 2022:

Agriculture & Natural Resources Goals

Agriculture & Natural Resources Goal 1: **Preserve, protect, and find alternative uses for the natural resources in the community.**

Objectives:

- a. Prohibit development in the floodway.
 - i. Consider creating “green space” – parks, natural vegetation or woodland, or open space – along creekbanks.
 - ii. Continue to enforce the City's flood ordinance.
- b. Maintain a balance between prime agricultural soils and areas of various types of development.
 - i. When reviewing development proposals, consider agricultural factors of the underlying land.
- c. In areas of new development, encourage adjacent growth in order to avoid sprawl, and to protect natural resources.
- d. View Black Hawk Creek as a recreational opportunity.

Agriculture and Natural Resources Goal 2: Remain sensitive to the agricultural nature of the community.

Objectives:

- a. Continue to balance the individual rights of property owners against best interests of the community as a whole.
- b. Balance the production needs of the agricultural community against the residential impact such uses impose against residents, understanding that in most instances, the agricultural uses predate the residential uses of the property.

Hazards Goals

Hazards Goal 1: The City of Hudson should continue to participate in the Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan (Goals of Plan as follows)

Goal 1: Minimize to the greatest possible extent the number of injuries and/or loss of life associated with all identified hazards – special attention to be given specifically to the hazard of flooding.

Goal 2: Reduce or eliminate property damage due to the occurrence of disasters.

Goal 3: Identify ways that response operations, in the event of a disaster, can be improved.

Goal 4: Return the community to either pre-disaster or improved conditions in a timely manner in the wake of a disaster.

Goal 5: Develop strategies that can be used to reduce the community's overall risk to the negative effects of natural, technological, and man-made disasters.

Goal 6: Review the plan document on an annual basis to check for compliance with the plan goals and progress in achieving the mitigation strategies.

Goal 7: Continue to support the incorporation of the City into the Black Hawk County Multi-Jurisdictional Hazards Mitigation Plan.

Hazards Goal 2: Continue to enforce the City's floodplain ordinance.

Objectives:

- a. Continue participation in the Federal Emergency Management Agency's (FEMA) National Floodplain Insurance Program
- b. Seek buyout opportunities for repetitive loss properties in the floodplain.
- c. Continue to invest in and seek out opportunities to mitigate the effects of flooding on the community.
- d. Encourage certification and continued education for floodplain managers.
- e. Actively pursue opportunities to boost the community's FEMA Community Rating System (CRS)

Community Character Goals

Community Character Goal 1: The City of Hudson will embrace a shared vision and make all voices part of the solution.

Objectives:

- a. Make a continuous effort to encourage participation of local citizens in City decision-making.

- b. Citizen groups should be invited to take part in the development and implementation of City plans.
- c. Encourage the continued growth of the city's volunteer base.

Community Character Goal 2: Maintain an on-going comprehensive planning process in which informed public input is considered an important element.

Objectives:

- a. Conduct surveys that would reflect citizens' views concerning major development projects. The survey should be targeted towards those persons being affected the most by that particular project.
- b. Educate the public whenever possible.

Community Character Goal 3: Maintain those aspects of Hudson that make it a unique and enjoyable place to live and improve those quality-of-life assets that are missing or need improvement.

Objectives:

- a. Promote downtown as the center of the community and its main hub.
- b. Maintain small town character as a clean, quiet, and friendly community.
- c. Maintain and support the community school district.
 - i. Promote Hudson's child friendly atmosphere while encouraging innovative approaches to childcare needs.
 - ii. Encourage use of the public library and its resources, both as an educational facility and as a repository for historical artifacts.
- d. Maintain infrastructure and city services.
- e. Encourage community events that bring the City together.
 - i. Hudson Days
 - ii. Fire Department Breakfast and Dance
 - iii. Hudson Chamber of Commerce Events
- f. Support the Mayor's Task Force and Chamber of Commerce.
- g. Maintain and support outdoor recreational opportunities, such as the Black Hawk Creek Trail and area parks.
- h. Recognize the city's proximity to local metropolitan areas with the related benefits of universities, hospitals, specialized medical care, and cultural opportunities.
- i. Celebrate the heritage, culture, and religious institutions within the city.

Community Character Goal 4: Maintain and actively improve existing recreational uses and open spaces in the community.

Objectives:

- a. Maintain the existing parks, equipment, and shelters.
- b. Maintain and promote the bike trail including continued efforts to connect to the greater metropolitan area trails.
- c. Investigate the use of the Black Hawk Creek for trails, including equine, ATV/UTV, and water usages, being conscious not to disturb the natural beauty of the greenbelt area.
- d. Promote and maximize community usage of the Soccer/Baseball/Softball complex through continued collaboration with the schools and other organizations

- e. Continue to monitor possible aesthetic improvements to vacant and open spaces in the community, especially in the area of the Highway 58 corridor.

Community Facilities Goals

Community Facilities Goal 1: Maintain and enhance the parks and open space in Hudson.

Objectives:

- a. Continue to provide maintenance and general upkeep of the existing parks and recreational areas.
 - i. Regularly review the condition of existing parks and recreational areas.
- b. Encourage development of diversified recreational activities to meet the needs of all the citizens of Hudson.
 - i. Identify the recreational needs of citizens.
 - ii. Consider and implement, whenever possible, recreational activities that meet the diverse needs of the community.
- c. Promote the expansion of recreational services such as the golf course, various passive parks, and recreational areas to best utilize environmentally sensitive areas such as the floodplain and certain soil types.
 - i. Consider ways to use Black Hawk Creek more prominently for recreation.
 - ii. Seek out grants to expand the City's trail network to the Black Hawk Trail.

Community Facilities Goal 2: Continue to provide and support quality, adequate public services to residents.

Objectives:

- a. Maintain existing 24/7 police force, including providing adequate personnel and equipment to provide for the necessary level of protection to the community:
- b. Continue to encourage recruitment of volunteer firefighters and EMT personnel while providing adequate training and equipment.
- c. Maintain the quality of the public library facility and inventory of books, periodicals, and other materials.
- d. Work to assure continued availability of the Depot Museum and its historical archives to residents and visitors.
- e. Maintain and recruit, when necessary, the high-quality personnel and staff of the City departments, including providing adequate compensation, facilities and equipment to allow the proper completion of their duties and responsibilities;
- f. Monitor weed management issues in the rural areas of the City.
- g. Maintain and expand, when needed, facilities that provide vital community services.
 - i. Investigate the need to improve City facilities.
 - ii. Consider expanding public works facilities.

Public Infrastructure & Utilities Goals

Public Infrastructure and Utilities Goal 1: Continue to provide quality utilities and services to assure adequate and efficient infrastructure to all persons in the community.

Objectives:

- a. Assess on a regular basis the community's sewer and water systems' capacities in light of meeting the needs of the future population, as well as complying with ever-changing regulations.
 - i. Evaluate the need to upgrade wastewater treatment facilities and infrastructure.
 - ii. Consider implementing additional policies and programs to prevent degradation and contamination of sewer and water systems.
 - iii. Maintain compliance with regulations.
 - iv. Take measures to ensure that existing water mains are sufficiently sized to provide adequate fire suppression services to the community.
 - v. Maintain and improve the storm sewer system, including integration of new development into the existing system
- b. Continue to monitor local street conditions and provide for street improvements through long range street improvement projects.
 - i. Consider streetscape and beautification projects that improve the appearance of streets and their surroundings.
- c. Monitor sidewalk maintenance and enforce existing inspection and repair programs
- d. Utilize an adopted Capital Improvements schedule which will provide for a general upgrade of the community's overall infrastructure.
 - i. Review and revise the capital improvements schedule, as needed, to take into account changing regulatory requirements.
- e. Work with utility providers on extending services and infrastructure as capacity and demand allow.
- f. Monitor existing electrical, gas, telephone, and internet service options to assure residents access to quality service for existing and future needs.
- g. Continue to evaluate the necessity of a water tower to supply the Northern Tier.

Housing Goals

Housing Goal 1: Maximize the opportunity for diversified choice in residential living while maintaining a pleasant community environment.

Objectives:

- a. Provide a diversity of housing for the existing and potential residents of Hudson.
 - i. Consider and research options for additional senior housing options.

- ii. In addition to traditional single-family developments, consider ways to provide housing for younger families.
- iii. Encourage more attainable housing options, especially for those families with school age children.
- iv. Encourage multi-family housing units, manufactured home options, and a mix of rental and owner-occupied dwellings.
- v. Review the zoning ordinance to consider allowing more flexibility in housing, such as setbacks, lot sizes, density, etc.

Housing Goal 2: Improve the quality and availability of the community's housing.

Objectives:

- a. Provide for high-quality, durable construction through the enforcement of the uniform building codes.
 - i. Ensure that building codes are up-to-date and enforced.
 - ii. Consider changes to codes that would improve the quality of housing.
- b. Provide options for existing housing to be renovated.
 - i. Consider incentives for homeowners to renovate or improve their home's quality.
 - ii. Identify and apply for programs for assisting the community with this goal.
- c. Develop new housing areas concurrently with the City's ability to concurrently provide necessary services, such as water, sanitary and storm sewer, and police and fire protection
- d. Consider implementation of a residential rental inspection program to maintain the quality and availability of attainable housing.

Housing Goal 3: Continue to utilize and reference the City's 2017 Housing Needs Assessment as a tool to aid in future land use decisions.

Goals:

- 1. Promote housing development in a range of sizes, structure types, and price points, including rental and owner units, starter homes, multifamily housing, and higher-end homes.
- 2. Maintain and improve the quality and appearance of Hudson's existing housing stock.
- 3. Encourage residential and commercial development patterns that preserve Hudson's rural character and the natural environment.
- 4. Promote residential and business development in a coordinated manner.

*The entirety of this plan can be found at Hudson City Hall.

Economic Development Goals

Economic Development Goal 1: Focus on economic development and maintain a strong Central Business District.

Objectives:

- a. Recognize the significant investment the community has made in the Central Business District

- b. Encourage improvements to existing buildings and continue to seek new occupants for those that are vacant.
 - i. Consider programs to improve the physical appearance of buildings.
- c. Continue to support the Mayor's Task Force and Chamber of Commerce.
 - i. Fill vacancies on the Mayor's Task Force and maintain members.
 - ii. Identify educational opportunities and programs for the Mayor's Task force and Chamber of Commerce members.
- d. Prioritize the promotion of business retention and expansion of Hudson's existing businesses and industries.
 - i. Consider providing programs and incentives beyond building improvements that may help businesses stay competitive.
 - ii. Identify the needs of local businesses regarding expansion.
- e. Continue to seek out relocating and expanding businesses.
 - i. Consider implementing infrastructure improvements that would provide incentives for businesses to locate in the City.
- f. Promoting development in areas where transportation access, parking needs, lighting and related commercial aspects will not adversely affect neighboring residential property owners.
- g. Develop an industrial park that is large enough to accommodate expansion and relocation of other businesses and industries.
 - i. Utilize the City's existing proximity to interstate access
 - ii. Promote development opportunities in the Highway 63 corridor
- h. Improve job readiness and skills of City citizens and workers.
 - i. Work with institutions, such as Hudson Community School District, Hawkeye Community College, and the University of Northern Iowa, to improve access to job training and education.

Transportation Goals

Transportation Goal 1: Provide an efficient transportation system for orderly development of the community, while maintaining safety and economy.

Objectives:

- a. Require that new developments conform to the existing street system or show that the changes will be an improvement.
- b. Investigate future locations of streets to ensure an orderly growth which is consistent with the values and objectives of the community.
- c. Maintain the City's existing streets in good repair by developing an annual repair strategy.
- d. Continue to monitor speed and safety of traffic through the city.
- e. Monitor safety issues as related to school crossings for Highway 58
 - i. Maintain communication with Safe Routes to School coordinator
- f. Maximize the benefits of linkages (Highway 63 & 58) connecting Hudson.
- g. Capitalize on the proximity to the Waterloo/Cedar Falls metropolitan area.

- i. Investigate transit options to Waterloo/Cedar Falls.
- ii. Pursue additional public transit through Met Transit and ONBOARD PUBLIC TRANSIT
- h. Improve sidewalk connections in the city.
 - i. Study gaps in sidewalk coverage and the state of repair of existing sidewalks.

Land Use Goals

Land Use Goal 1: Maintain orderly growth and development to ensure that the land in Hudson is used in the most advantageous way to benefit the community as a whole.

Objectives:

- a. Implement the zoning ordinance, subdivision ordinance, and urban renewal and TIF plan.
- b. Encourage new construction using vacant lots in existing residential, commercial, and industrial areas where possible. In areas of new development, encourage adjacent growth in order to avoid wasted land.
 - i. Promote downtown redevelopment.
 - ii. Promote new types of development that fit with the community's character and its land constraints.
- c. Revise the City's adopted development ordinance as needed and develop any other measures desired by the citizens to maintain the general welfare and provide direction for community development.
- d. Update the Hudson Comprehensive Plan as needed, review modifications or changes in city policy and incorporate them as amendments to this Plan.
 - i. Review the Comprehensive Plan once a year to evaluate the City's performance in accomplishing the Plan's goals.

Efficiency, Transparency, Consistency Goals

Efficiency, Transparency, Consistency Goal 1: Provide a framework around which land use decisions can be made in accordance with the practices of good planning for orderly compatible comprehensive development.

Objectives:

- a. Develop a five-year capital improvements program for the entire community.
- b. Emphasize consistency in City decision-making.
- c. Identify potential partnering opportunities with other local governments, agencies, and organizations.

Occupational Diversity Goals

Occupational Diversity Goal 1: The city should encourage and promote a wide variety of business development and expansion opportunities.

Objectives:

- a. Promote zoning practices that encourage a mixed-use model for commercial and industrial development, where appropriate.
- b. Work with area agencies, school districts, businesses, colleges, and neighboring communities to determine the necessity for various crafts, skills, and trades to find suitable avenues to fill positions and train individuals to aid attraction and retention.

Sustainable Design Goals

Sustainable Design Goal 1: The Hudson Comprehensive Plan should serve as a guide for making future land use decisions.

Objectives:

- a. Land use decisions should be made in accordance with sound planning practices, design, and implementation tools. Sound planning practices include separation or mitigation of incompatible land uses within the community and requiring adequate public facilities and utilities before growth can occur.
- b. Adequate public services should be provided to meet the needs of the community.
- c. The community should work to ensure that adequate transportation, water, sewer, and storm sewer infrastructure is made available to residents.
- d. The city should encourage appropriate density and development of land such that overcrowding does not occur.
- e. Development should be focused on areas of infill to maximize the community's existing infrastructure.
- f. Growth should also be balanced, in terms of use and location, within the community.

Sustainable Design Goal 2: Consideration should be given to the following factors for each proposal for development.

- a. Public health, welfare, and safety factors
- b. Consistency with this plan
- c. Impacts on adjacent property values
- d. Density and/or intensity of the proposed use
- e. Traffic generation and flow patterns
- f. Ability of the city to provide public services and public works infrastructure
- g. Infrastructure demands of the proposed use
- h. Surrounding land uses
- i. Impact on environmentally sensitive areas
- j. Landscaping, general design, and aesthetic considerations
- k. Other factors affecting the general purpose and intent of the Plan

Revitalization Goals

Revitalization Goal 1: The economic viability and image of the Central Business District (CBD) should continue to be a priority for the City of Hudson.

Objectives:

- a. Continue to explore opportunities that encourage investment and strengthen the vitality of the Central Business District.

Revitalization Goal 2: Convert areas of blight or dangerous and dilapidated properties to areas suitable for redevelopment or revitalization.

Collaboration Goals

Collaboration Goal 1: Whenever feasible, community development plans should be coordinated with those of adjacent communities and/or overlapping jurisdictions, including state and federal agencies.

Objectives:

- a. Work with neighboring jurisdictions, in the interests of all involved, to find workable solutions that are mutually beneficial.
- b. Publicize existing and proposed collaborations to encourage utilization and cooperation.
- c. Promote formal and informal networking opportunities across jurisdictions and community organizations to encourage further interaction.

Collaboration Goal 2: A collaborative effort could be made to create a platform (social media, website inclusion, etc.) that highlights past collaborations, future efforts, and incorporates a database of regional jurisdictions, organizations, and partnerships involved in the betterment of the community.

Objectives:

- a. Provide a more inclusive and efficient network of area stakeholders with like interests.
- b. Promote awareness of resources and encourage collaboration rather than duplication of similar services.

Collaboration Goal 3: Continue collaborative efforts to evaluate community boundaries, varying levels of governmental responsibility, common necessities, and a better means of public administration in support of most efficient practices.

Objectives:

- a. Hold annual or biannual work sessions with adjacent

communities and organizations to work to better understand the common goals, future interests, and desired level of involvement in collaborative efforts.

Lead roles, partners, and timelines for each objective are provided in a detailed table in the Implementation Priorities section of the Plan Update. During the annual Plan review, this table should be used to gauge progress towards accomplishing the Plan's goals.

Chapter 1: Introduction

Section 1 – Legal Basis of a Comprehensive Plan

The City of Hudson Comprehensive Plan, and its sequential updates, is designed to meet the statutory requirements of the State of Iowa. The ability of the city to plan and regulate land use within its borders is granted through Chapter 414 of the Code of Iowa, which may also be referred to as “state enabling legislation” for planning powers. Also, this Plan is intended to meet planning requirements for its implementation tools, chief among those being the community’s zoning ordinance (Code Chapter 414), land subdivision ordinance (Code Chapter 354), urban renewal program (Code Chapter 403), and the newly adopted Iowa Smart Planning Principles (Code Chapter 18B).

Section 2 – How to Use the Plan

Comprehensive land use planning is a conscious act of a community to plan for its physical development. In addition, planning requires that the existing circumstances of a community be defined and evaluated, including existing land use patterns, population characteristics, community and area plans, public service availability, and public sentiment. In the City of Hudson, Iowa, the Comprehensive Plan Update is the written result of these efforts. The Plan Update is designed to be a general guide for physical development of the community.

The Comprehensive Land Use Plan, which may also be referred to as a General Plan, Master Plan, or Comprehensive Plan, represents the principal document that organizes concepts and states goals and objectives relating to the future physical development of the city. Predictable and desirable development in the city depends upon the establishment of a vision for the future that perceives the interrelationships of governmental services, private development needs, public finances, free market dynamics, population characteristics, environmental health, and the desires of the majority of the citizenry. The Comprehensive Land Use Plan Update strives to integrate and balance those various forces so as to promote the most beneficial physical development and community welfare possible in the next 10 to 20 years.

The most beneficial future portrait of the city requires that the Comprehensive Plan Update incorporates the vital input of two major civic forces:

1. Governmental agencies which administer critical phases of building development, such as infrastructure provision and important public resources such as parks and schools; and
2. Private sector investment and enterprise which provide the capital and energy necessary to construct homes, businesses, services, and industry.

The Comprehensive Plan Update seeks to incorporate the best visions and ideals of the citizens along with realistic needs and aspirations of private development in order to capitalize upon the city's ongoing productivity and potential.

Furthermore, the Plan Update 2022 promotes managed growth that is cost-effective and logical. The City hopes to prevent leapfrog development or urban sprawl, as well as minimize conflict between incompatible uses that locate next to each other. In addition, the Plan Update establishes a circular process of implementation, review, and amendment for itself.

Section 3 – Smart Planning

This update, Plan Update 2022, is an updated comprehensive plan for the City of Hudson. It is derived from the original 2008 Comprehensive Land Use Plan, as part of the continuing process involved in evaluating and modifying the Plan to keep it as a current and effective means of guiding the future growth and development of the city. This Update was under the direction of the City of Hudson City Clerk and City Council.

The City of Hudson had help with the completion of the Plan Update 2022 with the assistance of Iowa Northland Regional Council of Governments (INRCOG). The Commission provided input and guidance to INRCOG planners to ensure the direction of the update was consistent with city citizens and current development trends.

The Plan Update 2022 was developed using the Iowa Smart Planning Principles (Iowa Code 18B.1) and the identified thirteen elements of a comprehensive plan (Iowa Code 18B.2). These principles and elements assisted in shaping what and how information was discussed and compiled in this Plan.

Smart Planning Guiding Principles

The Plan Update 2022 was guided by Iowa's Smart Growth and Sustainable Principles (Iowa Code 18B.1 and 18B.2). As Iowa Code 18B.1 states "...local governments, ... shall consider and may apply the following principles during deliberation of all appropriate planning, zoning, development and resource management decisions." These principles include:

- ✓ 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.
- ✓ 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.
- ✓ 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.
- ✓ Occupational Diversity – Planning, zoning, development, and resource management should promote increased diversity of employment and businesses opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.
- ✓ 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.
- ✓ 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.
- ✓ 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.
- ✓ Natural Resource 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.

- ✓ 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.
- ✓ 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.

Smart Planning Elements

Under subsection 2 of the Iowa Code (18B.2), it is stated a city “shall consider the smart planning principles” and “may include” the elements listed below, if applicable, when developing or amending a comprehensive plan. The smart planning elements that are discussed in this chapter are:

- Community Overview (location, history, demographic information)
- Agricultural & Natural Resources
- Hazards
- Community Character
- Community Facilities
- Public Infrastructure & Utilities
- Housing
- Economic Development
- Transportation
- Land Use
- Intergovernmental Collaboration

Section 4 – Plan Organization

Plan Update 2022 is divided into three chapters for the ease of citizens, development interests, local and regional agencies, and decision-makers who will be its primary users. These three chapters include: Introduction, Smart Planning Elements, and Plan Implementation.

Chapter 1: Introduction

This first chapter discusses what a comprehensive plan is, the legality of a plan, the components of a plan, and the public participation conducted to update the plan.

Chapter 2: Plan Elements

The heart of the Plan Update 2022 is found in this chapter. This chapter discusses in detail the two process elements and the ten background elements to a comprehensive plan.

The majority of the plan is comprised of the smart growth elements. The reader who reviews these sections will understand the City of Hudson's implementation plan (outlined in Chapter 3) and the extensive citizen, task force, commission, and staff effort that created it. Each element or section contains the goals, objectives, and action strategies developed by citizens, Task Force, local officials, and the Planning and Zoning Commission. The entirety of this plan has been recommended for approval by the Planning and Zoning Commission, and adopted by the City of Hudson's City Council. Each group of goals, objectives, and action strategies is preceded by a summary of existing conditions and issues and opportunities.

The eleven sections or elements of Chapter 2 are:

- ✓ Section 1: Community Overview (location, history, demographic information)
- ✓ Section 2: Agricultural & Natural Resources
- ✓ Section 3: Hazards
- ✓ Section 4: Community Character
- ✓ Section 5: Community Facilities
- ✓ Section 6: Public Infrastructure & Utilities
- ✓ Section 7: Housing
- ✓ Section 8: Economic Development
- ✓ Section 9: Transportation
- ✓ Section 10: Land Use
- ✓ Section 11: Intergovernmental Collaboration

Each section provides the information needed to understand how the Plan Update 2022 is intended to guide growth and development in the City of Hudson, but the sections, as well as all chapters, work in connection with one another. For instance, to understand the local economy, the reader needs to know about the community history and population trends. The income levels, age and other community characteristics help determine land use needs, the location and type of housing that the market needs to provide, and so on.

As mentioned earlier, this chapter contains plan elements or sections that provide details supporting the Action Plan recommendations. Each element is generally organized as follows:

- ✓ Introduction – provides a brief overview of the specific context of the section.
- ✓ Existing Conditions – examines the current conditions specific to element in discussion.
- ✓ Issues and Opportunities – provides a summary of the identified issues and opportunities that would impact future development of the city.

- ✓ Goals, Objectives, and Action Strategies – provides formulated strategies for resolving the major issues of the city.

Chapter 3: Plan Implementation

Also known to some as the Action Plan (Implementation – Smart Growth Element), this chapter should be viewed as the user’s manual to work through implementing the identified goals, objections, and action strategies in Chapter 2. This chapter also discusses the adoption and amendment processes, how to evaluate and effectively participate in continued – and in some cases – improved collaboration events with local, county, and regional agencies and organizations.

The Action Plan sets an agenda for future work to be done. To many persons involved in Plan Update 2022, it has become clear that the planning process is one of discovery and working together. While we know more about the community, the values and desires of the people who live here, much remains to be done over time by citizens, city officials, city staff, city commissions, and community organizations to work through this city’s more difficult land use, economic, cultural, housing, and governance issues.

The Action Plan builds on the City of Hudson’s history of successful planning and development initiatives. Experience gained from previous planning documents and ongoing efforts (financial and time) provided the groundwork to refine the goals, objectives, and action strategies found in the Plan Update 2022.

These main assumptions were used in developing the Action Plan.

- ✓ The plan must be concise, user-friendly, and visionary.
- ✓ The plan must be reasonably internally consistent, well integrated, financially feasible and generally capable of implementation.
- ✓ The plan must be developed on strong public insight.

Section 5 - Goal Setting

The goals, objectives, and action strategies are the heart of each section, as well as the entire comprehensive plan. Much time and considerable effort by numerous people have been invested in developing goals, objectives, and action strategies, as documented in Chapter 2 and in the Action Plan in Chapter 3. The Plan Update 2022 takes into account past planning efforts and comments received during task force meetings, recommendations of the various citizens’ commissions, and the guidance of the city’s Planning and Zoning Commission, department heads, and City staff.

All goals, objectives, and action strategies take into consideration the ten Iowa Smart Planning Principles, of the Iowa Code, and the City of Hudson’s overall vision.

Components of Goal Setting

Principle Statement describes the current condition or consideration that makes the goal(s) and its associated objectives and action strategies necessary and explains how they address the problem or condition.

Goals are broad statements of a community's desires. Goals tell us where we want to go. The language of a goal statement includes directives, such as "ensure", "provide," and "retain." "Ensure" in this plan means the city will do whatever they can within their physical, legal, and financial means.

Objectives are more specific and measurable activity, a benchmark, to be reached in pursuit of the goal.

Action Strategies express a commitment to a course of action in one of three ways:

- ✓ The action strategies themselves, as they appear in an adopted comprehensive plan, provide clear guidance for decision making when a situation arises;
- ✓ They form the basis for revised development regulations (i.e., zoning ordinance, subdivision regulations, building codes, etc.); and
- ✓ They provide the overall direction for implementation of a strategy or course of action.

Section 6 – Public Participation

This section summarizes the numerous phases and tasks completed in order to develop the Plan, defines the roles and responsibilities of different citizens, stakeholders, and groups involved in the planning process. It also summarizes the public involvement opportunities used to gather public input.

The Planning Process

The planning process used to update the City of Hudson's Comprehensive Plan engaged a diverse group of community stakeholders, concerned citizens, elected and appointed officials, city staff, and county representatives. The process allowed numerous opportunities for participation and involvement throughout the project. Throughout the project, the process balanced preserving and improving upon the City of Hudson's existing strengths, enhancing economic opportunities, preserving community character and quality of life, identifying means for redevelopment and infill, and creating a community that is livable.

Public Involvement Plan

Iowa Northland Regional Council of Governments (INRCOG) worked closely with the City of Hudson (City) throughout the course of this project. To ensure public education and involvement throughout the comprehensive planning effort, a Public Involvement Plan (PIP) was developed. The PIP identified an approach using planning techniques that have proven successful with previous planning projects and strategies applicable to the city and its citizens.

Encouraging active public participation during plan development was the primary goal of the PIP. The PIP adhered to the Iowa's Smart Planning Principles of Collaboration, Efficiency, Transparency, and Consistency. The PIP identified task force meetings and public hearings for the Planning and Zoning Commission and City Council. The PIP also identified various media methods – press releases, public notices, flyers, city website postings, and city newsletters. Below are details of the roles, responsibilities, and outcome of the PIP efforts.

Smart Planning Element - Public Participation

This is a process element that includes: Information relating to public participation during 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.

Task Force Meetings

Three structured and facilitated Task Force meetings were held between February and March, 2021. These meetings provided discussion of existing conditions, objectives, and draft recommendations for each of the 13 Plan Elements. Each meeting ran approximately one and one-half hours from 3:30pm to 5:00pm. Members of the Task Force consisted of the mayor, city clerk, city department heads, council members, school district staff, Chamber of Commerce, economic development, public works, zoning, Board of Adjustment members, and Planning and Zoning Commission members.

TASK FORCE MEETINGS		
Meeting Dates	Location	Discussion Topics
February 3, 2021	GoToMeeting	Benefits of a Comprehensive Plan, legal requirements, components of Plan, project schedule, and the role of Task Force and public in planning process. Identifying and discussing existing conditions, key issues, opportunities, and potential goals for community character, Intergovernmental collaborations, agriculture and natural resources.
February 17, 2021	GoToMeeting	Identifying and discussing existing conditions, key issues, opportunities, and potential goals for community facilities, hazard mitigation, public infrastructure and utilities.
March 3, 2021	GoToMeeting	Identifying and discussing existing conditions, key issues, opportunities, and potential goals for economic development, land use, housing, and transportation.

Planning & Zoning Commission Meetings

Three work sessions were held with the Planning and Zoning Commission between April and July 2021 to develop goals and objectives for the Plan along with recommendations for the Future Land Use Map. Each meeting ran approximately one hour from 6:00pm to 8:00pm.

PLANNING AND ZONING COMMISSION MEETINGS		
Meeting Dates	Location	Discussion Topics
April 20, 2021	City Hall	Comprehensive Plan overview, role of Commission and public in planning process. Review of Task Force meetings: existing conditions, key issues, opportunities, and potential goals
May 18, 2021	City Hall	Discussion of proposed goals and objectives for the Plan.
June 15, 2021	City Hall	More discussion of proposed goals and objectives. Review of current land use map. Review of current and future land use maps. Review of draft Plan document.

Public Hearings

The Planning and Zoning Commission held a public hearing on February 15th, 2022. Following discussion, the commission recommended adoption of the draft Plan Update 2022 to the City Council.

The City Council held a public hearing on March 14, 2022, after which the Council adopted the Comprehensive Plan Update by resolution.

PUBLIC HEARINGS			
Meeting Dates	Location	Body	Actions Taken
February 15, 2022	City Hall	Planning and Zoning Commission	Recommended adoption of the Plan Update.
March 14, 2022	City Hall	City Council	Adopted the Plan Update.

Chapter 2: Plan Elements

Section 1 – Community Overview

In this section, the city and county past population trends, population characteristics, and population projections are examined. The information generated from this section will be valuable to accomplish multi-generational planning - takes into consideration the needs of all age groups throughout all stages of planning - for years to come and to understand how the City of Hudson came to be.

Location

As shown in Map 1, The City of Hudson is located in south-central Black Hawk County. The community is located at the intersection of US Highway 63 and State Highway 58. Black Hawk Creek bisects the community, although nearly all of the developed land within the city limits is located south and east of the creek.

History

The first settler in what would become the City of Hudson, Hiram Luddington, arrived in 1852. He moved from Illinois and built a pioneer cabin. Shortly thereafter, J.D. Ferris joined him. Byron Sergeant settled in 1853. In 1857, the town of Hudson was surveyed and platted. Some streets were drawn to the compass while others were placed in line with what is now known as Black Hawk Creek. Asaph Sergeant, George Miller, and John Alline officially founded Hudson on June 15, 1857. These founders decided to call the town Greenfield but soon discovered there was already a town by that name in Iowa. Hudson, a name some believe was taken from the Hudson River in the eastern United States, was then selected and so it has remained.

Education was an early priority of the settlers. In 1855, a one percent tax was levied on property in the area and the first schoolhouse was built. Education continues to be a priority of citizens as evidenced by the large number of open enrollment students.

Important to the continued growth of early Hudson was the construction of a sawmill built by the Tewksbury brothers in 1857-58. The mill was later converted to a flouring and feed mill. Hudson also owes its early growth to its location on what became known as the Waterloo and Eldora Road. Mail Stages made semi-weekly trips along this “artery of commerce”. Through the interest of Samuel Cain, the W.I. and N. Railroad laid track through Hudson and the first train stopped in 1893.

Hudson began as a community based in farming and still has a largely agriculture-based economy. Some of the largest employers include the soybean-processing firm Sol-nuts, Inc., Co-op of Hudson and the bio-solids fertilizer producing Nutriject Systems, Inc. John Deere Tractor Works also employs a large number of Hudson Citizens.

In addition to the construction of the new library, Hudson has made other recent improvements to the city. These include the revitalization of downtown streets and the construction of a new fire station. This new construction attests to the commitment to ensure Hudson remains a viable, growing community.

Government Structure

The City of Hudson has a Mayor-Council form of government. The Council consists of five members elected at large for staggered terms of four years. The Mayor is elected for a term of two years. The mayor makes appointments to the City's various commissions and task forces who are responsible for budgetary allocation to the City's departments, while department heads and City staff are responsible for administering the daily operations.

Population

Figure 1 illustrates the historical trend of population for the City of Hudson. According to the data obtained from the 2020 Census, the City of Hudson had a population of 2,546 people. With the notable exception of the 1980's, the city has experienced an increase in population every decade with a 77 percent increase between 1950 and 1960 being the largest. The reason for the decrease in population during the 1980's, a 10.1 percent decrease, is due primarily to the struggling state of the local economy during that time period. Most recently between 2010 and 2020, the city's population saw a 11.6 percent increase.

FIGURE 1: POPULATION TREND FOR HUDSON

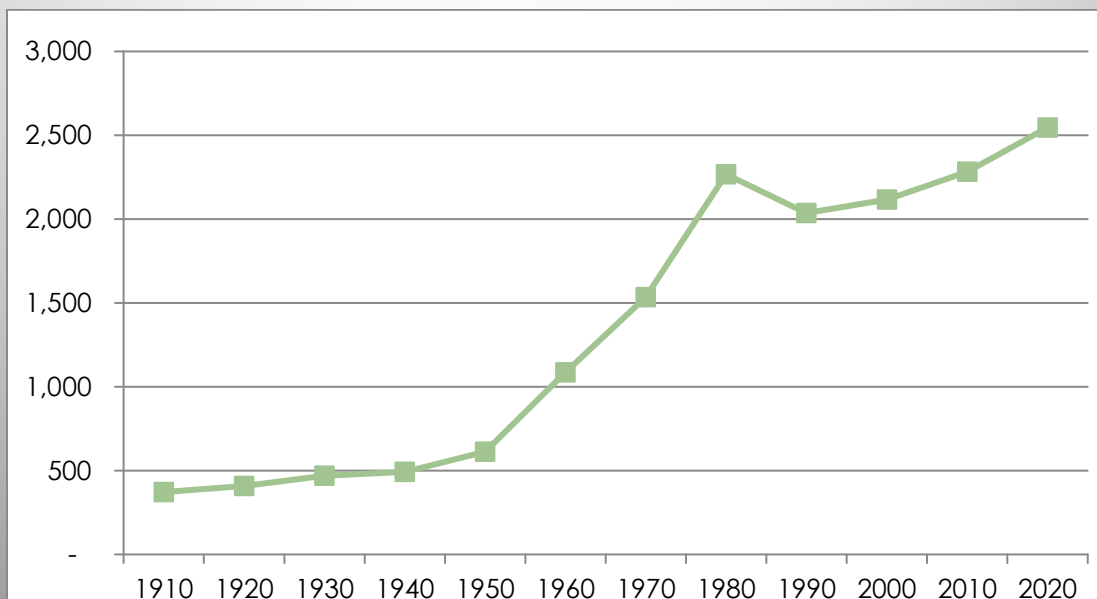


Table 1.1 shows the population trends for all incorporated communities in Black Hawk County since 1980, as well as the total for the county and the State of Iowa. The City of Hudson’s population has fluctuated over this time, but generally has been more stable relative to other communities in the county.

TABLE 1.1: POPULATION TRENDS OF SELECTED COMMUNITIES					
Community	1980	1990	2000	2010	2020
Cedar Falls	36,322	34,298	36,145	39,260	40,713
Dunkerton	718	746	749	852	842
Elk Run Heights	1,186	1,088	1,052	1,117	1,069
La Porte City	2,324	2,128	2,275	2,285	2,284
Hudson	2,267	2,037	2,117	2,282	2,546
Raymond	655	619	537	788	759
Waterloo	75,985	66,467	68,747	68,406	67,314
Black Hawk County	137,961	123,798	128,012	131,090	131,144
State of Iowa	2,913,808	2,776,831	2,926,324	3,046,355	3,190,369

Source: U.S. Census Bureau

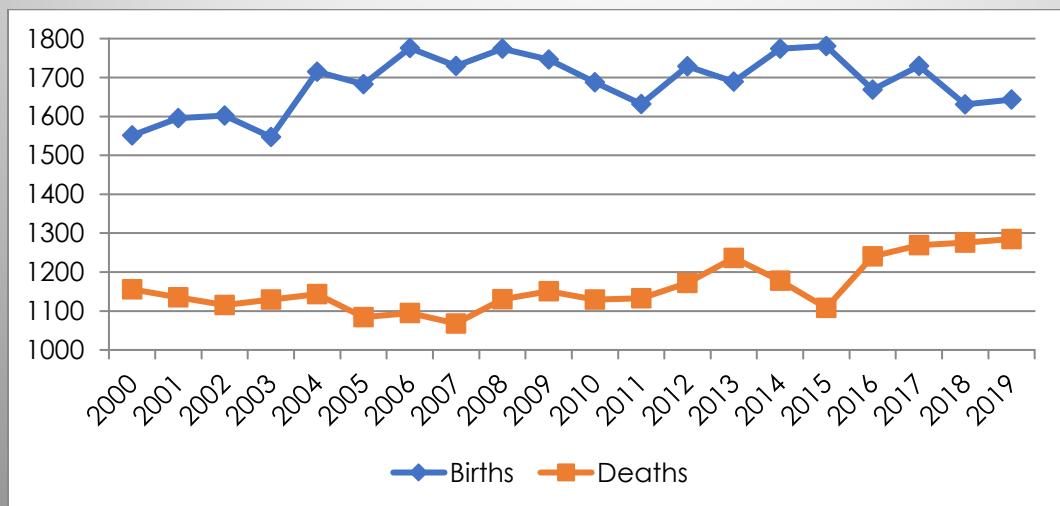
Characteristics

A community’s population characteristics are the specific elements that make the community unique and diverse. This analysis examines the natural change, age, sex, and dependency ratio.

Natural Change

Figure 2 illustrates Black Hawk County’s natural change by comparing the number of births and deaths. Births have regularly outpaced deaths in the county. However, it is worth noting that since 2015 death rates have been steadily increasing while birth rates have shown a mild fluctuation or stable average.

FIGURE 2: NATURAL CHANGE OF BLACK HAWK COUNTY



Age, Sex, Race

Table 1.2 provides a detailed age breakdown of the City of Hudson's population. In general, this table shows which age cohorts grew and which declined between 2010 and 2020. While the City's total population did grow by nearly 12%, there was also much estimated change within cohorts, which may be due to residents aging into the next cohort. Three cohorts (5-9, 20-24, and 55-64) experienced large changes between the two years with all three cohorts growing considerably. It is also important to note that three cohorts experienced considerable decreases (10-14, 15-19, and 85+).

Age Cohort (in years)	2010		*2020		% Change between 2010-2020
	#	% of Total	#	% of Total	
Less than 5	142	6.2%	*174	*7.3%	22.5%
5-9	152	6.7%	*235	*9.9%	54.6%
10-14	173	7.6%	*132	*5.6%	-23.7%
15-19	176	7.7%	*84	*3.5%	-52.3%
20-24	86	3.8%	*171	*7.2%	98.8%
25-34	232	10.2%	*198	*8.3%	-14.7%
35-44	302	13.2%	*328	*13.8%	8.6%
45-54	375	16.4%	*329	*13.9%	12.3%
55-64	316	13.8%	*417	*17.6%	31.9%
65-74	195	8.5%	*222	*9.3%	13.8%
75-84	100	4.4%	*75	*3.2%	-25%
85+	33	1.4%	*10	*0.4%	-69.7%
Total	2,282	100%	2,546	100%	11.6%

Source: U.S. Census Bureau and *2015-2019 American Community Survey

Table 1.3 details race and sex characteristics for Hudson residents as reported in the 2010 Census and 2014-2019 American Community Survey Estimates. Total population calculations for 2020 data were available from the Census Bureau, however, a breakdown of this information is still being compiled. Overall, the table indicates that the city became slightly more diverse between 2010 and 2020, but White or Caucasian was the predominant category at 94 percent of residents. Also, while not recognized as a race category by the Census Bureau, persons of Hispanic origin numbered 66 persons in 2020 from 36 persons in 2010.

TABLE 1.3: RACE & SEX OF HUDSON RESIDENTS

	Total Population	White or Caucasian	Black or African American	Am. Indian, Alaska Native	Asian or Pacific Islander	Other Race or 2+ Races
2010						
Male	1,124	1,101	4	0	4	18
Female	1,158	1,126	2	0	8	18
Total	2,282	2,227	6	0	12	36
2020						
Male	*1,260	*1,255	*0	*0	*5	*4
Female	*1,115	*1,069	*0	*0	*20	*26
Total	2,546	2,395	20	2	17	98
<i>Source: U.S. Census Bureau *ACS 5-Year Estimate</i>						

Dependency Ratio

One way of expressing the general age composition of the local population is through the use of a 'dependency ratio.' A high dependency ratio for a community results in significant planning directed to address the dependents' needs.

Table 1.4 analyzes the number and percent of persons under the age of 18 and over the age of 65 for the City of Hudson, Black Hawk County, and the State of Iowa. In Hudson, the number and percentage of persons under 18 has been estimated to have decreased slightly from 2010 while the number and percentage of persons over 65 decreased. However, the percentage of those individuals under the age of 18 is slightly lower and the percentage of individuals over 65 slightly higher than those at both County and State levels. The City of Hudson has been estimated to have decreased its proportion of dependents – 37.8 percent of the population in 2020. Neither the county nor the state has dependent proportions above 40 percent. Median age in 2020 for the City of Hudson was estimated to be 40.6, a slight decrease from 40.9 in 2010.

TABLE 1.4: PERSONS UNDER THE AGE OF 18 AND OVER THE AGE OF 64								
Community	2010				2020			
	#<18	%	#>64	%	#<18	%	#>65	%
Hudson	595	26.1%	354	15.5%	*591	*24.9%	*307	*12.9%
Black Hawk County	28,496	21.7%	18,131	13.8%	*28,685	*21.7%	*21,138	*16.0%
State of Iowa	727,993	23.9%	452,888	14.9%	*728,737	*23.2%	*525,522	*16.7%

Source: U.S. Census Bureau and *2014-2019 American Community Survey

Population Estimates & Projections

Population projections are generally based on the assumption that past trends will continue in the future. As a result, future population will change according to a mathematical formula that best describes past population changes – what happened in the past will happen in the future.

TABLE 1.5: POPULATION PROJECTIONS FOR THE CITY OF HUDSON		
Type of Projection	2030	2040
Linear		
1960-2020	2,799	2,883
1990-2020	2,669	2,883
Geometric		
1960-2020	3,062	3,443
1990-2020	2,695	2,903
Mean or Average	2,806	3,028

Source: U.S. Census Bureau, INRCOG

Table 1.5 provides 10-year population projections or estimates for the City of Hudson. These projections were made using historical population trends as their basis and do not express an exact population figure for the years 2030 and 2040. An explanation of each of the types of projections follows.

Linear and Geometric projections are straight-line or averaging methods of predicting population change. The Linear method uses the actual change in the total number of persons over a predetermined period of time in the community. Conversely, the Geometric method utilizes the percent change in population over that same period of time. For both of these projections, this Plan uses trend information from two time periods, between 1960 and 2020, and between 1990 and 2020 for determining the figures shown in Table 1.5.

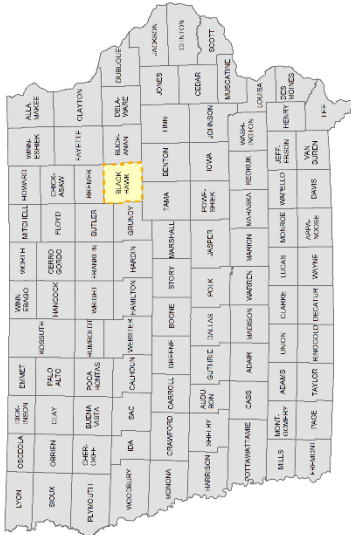
In reviewing Table 1.5, it is important to note the similarities and dissimilarities in the figures for each of the projection years. It is also important to identify any unusual or unique projection figures that may have been calculated. Caution should be used when considering one of these unusual figures for use. The projection averages indicate that the city's 2030 population may be

approximately 2,806 persons, while the city's 2040 population may be approximately 3,028 persons. This Plan anticipates that the City of Hudson will experience growth at approximately 9.2 percent per decade. One interesting note from reviewing the projections table is that the projections using the trends since 1960 are considerably higher in the Geometric model than the Linear. However, this gap is less prevalent in the two models using the 1990-2020 trends.

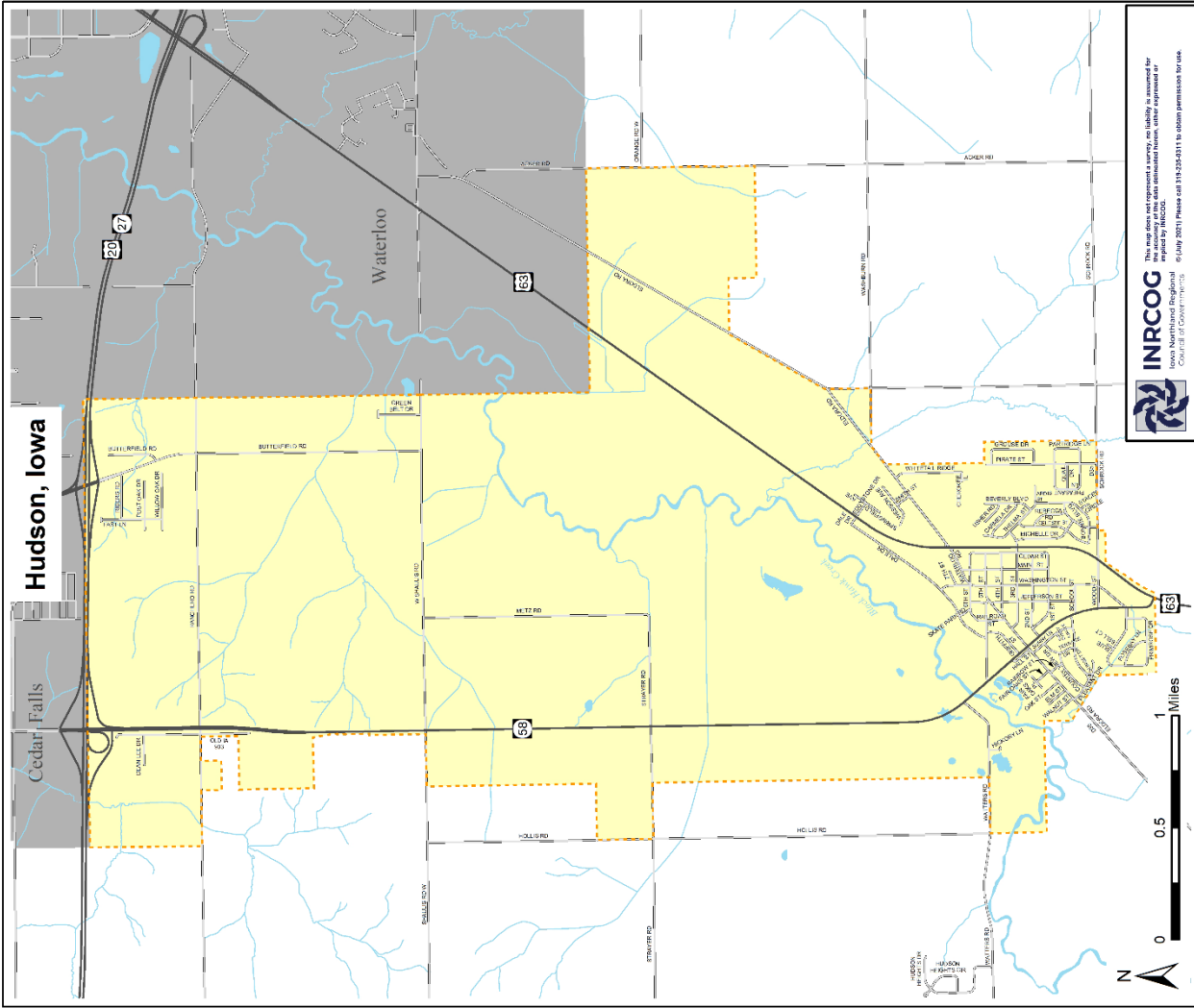
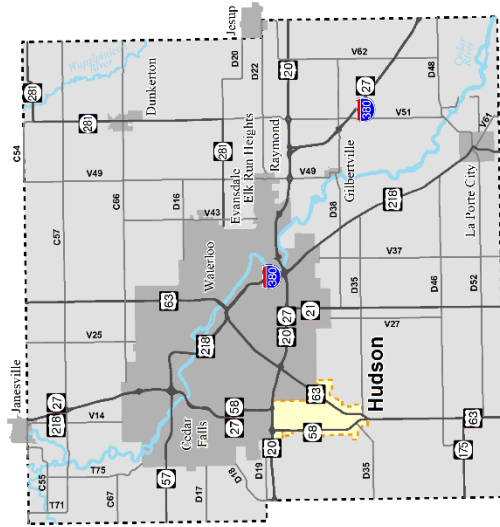
Population Summary

Population statistics, in summary, show that the City of Hudson has experienced steady growth since the decline of the 1980's. The city has shown marked growth from 2010-2020 in comparison to years past, with an 11.6% increase in population. Looking at age cohorts, the city has seen a large increase in the 55-74 age groups while there has been a large decrease in the younger age groups (10-19) as well as decreases in the 25-34 cohorts. The city has a large proportion of its population, about 38 percent, in 'dependent' categories – under age 18 and over age 65. It is also worth noting, however, that there has been estimated to be a large decrease in the 75-84 and the 85 and older age cohort. It is projected that the City of Hudson will continue to experience a population growth of 8.8 to 8.9 percent per decade through the life of this Plan Update 2022.

State of Iowa



Black Hawk County



INRCOG
Iowa Non-Regulatory Council of Governments
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Smart Planning Element A&NR

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

Section 2 – Agricultural & Natural Resources

The Agricultural and Natural Environment element serves two purposes. The first is to clarify the relationship between the natural environment and the built-out surroundings. The second is to secure a balanced or sustainable approach to future development. To help complete these purposes, the following guiding principles and assumptions were used, as well as the Smart Planning Principle identified in the column to the right:

- ✓ The cultural landscape where we work, live, and play is shaped by the natural surroundings.
- ✓ The economic base of agricultural products is dependent upon the city and county's natural setting and its' resources.
- ✓ In order to protect the long-term capacity of the environment to support growth, the community needs to understand the limits of natural systems.
- ✓ Responsible growth requires the city to work with and within their natural setting. We must work with nature rather than against it.
- ✓ The City of Hudson must recognize their limits. Humankind's problems, especially in regards to the natural setting, cannot always be solved with better science or a technological fix.
- ✓ Understanding the linkages between the natural and cultural landscapes is an important dimension of sound growth management.

The natural environment of the City of Hudson is comprised of multiple factors that combine to form the environmental setting. The importance and status of the man-made elements or the state's roads, water, sewer, businesses, and residential areas are commonly viewed, or mistaken, as being independent of the natural environment. Such misconceptions have led to the residential and commercial development of flood plains and prime agricultural land, and loss of irreplaceable natural elements such as native prairies, forests, prominent vistas, and other scenic resources.

The following section will identify the physical elements that make up the environmental setting of the City of Hudson and Black Hawk County. From the identification and analysis of the individual elements, areas can be identified as sensitive, or in need of protection. The City of Hudson, like all government bodies, must learn from past mistakes and implement simple rules and regulations to ensure the protection of elements that have been destroyed in the past.

The health and stability of Hudson and Black Hawk County, and both the natural and man-made environments, can be measured by the diversity within the system and the ability of the city and county to develop responsively to the natural systems, which shape its ultimate path.

Existing Conditions

The City of Hudson's agricultural and natural resources existing conditions include agricultural lands, topography, waterways, climate, vegetation, and soils.

Agriculture

Hudson has several hundred acres of agricultural lands located to the north of the more developed districts extending to US Highway 20. There are also some agricultural lands to the east and northeast of the developed districts, east of US Highway 63. The primary row crops in the city are usually either corn or soybeans.

Geography

The Black Hawk Creek bisects the City of Hudson and flows generally from southwest to northeast. The topography of the community, as shown in Map 2, is generally flat, with larger degrees of slope near Black Hawk Creek, which largely defines the topography of Hudson. The terrain fluctuates from relatively flat expanses of land, generally located in or along the floodplain, to the undulating topography that characterizes the agricultural areas of northeast Iowa. The geographic area of Hudson and its surroundings are comprised of excellent soils for agriculture. Much of the land within Hudson is still in active production.

Waterways & Watershed

The Black Hawk Creek flows in close proximity to the more developed areas of the City. Black Hawk Creek bisects the corporate boundaries of the community, generally flowing in a northeasterly direction. The entire incorporated area of Hudson lies within the Black Hawk Creek drainage basin. This drainage basin is a small part of the Middle Cedar Watershed.

Climate

The City of Hudson's climate is similar to those of most cities in the upper Midwest. Due to its location in the central portion of North America, the climate is of continental character. Because the city is far away from the moderating influence of a large body of water, a wide variation is experienced in both temperature and precipitation during the four distinct seasons.

The distribution of precipitation through the year is very favorable for agriculture with an average 74 percent of the annual total falling in the April to September

crop season. The annual temperature range is large. January, the coldest month, averages near 18 degrees and July, the warmest month, averages about 73 degrees. Extreme temperatures range from about -35 to 112 degrees.

Hudson averages approximately 189 sunny days yearly. Precipitation in the area averages around 35 inches of rain and 34 inches of snowfall annually (Source: Iowa Community Quick Reference Data Sheet).

Summer precipitation results primarily from thunderstorm activity, although longer less intense rains are not uncommon in the area. Other forms of precipitation recorded in the area include: snow, hail, ice pellets, and sleet.

Vegetation

Trees, shrubs, weeds, and grass are prevalent in the undeveloped portions of the community. In many areas, where development has not occurred there are row crops that are planted in the spring and harvested in the fall.

Soils

Soils in the Hudson area, as shown in Map 3, are typical of those found in central Iowa. These soils are not known to have any unusual characteristics that would have a substantial impact on flooding in the community.

Key Issues & Opportunities

The City of Hudson recognizes the integral link between the health of the natural setting and the health of its inhabitants; therefore, a thorough discussion was conducted with the Task Force on what is currently being done, what can be done, and what can be improved upon in the future.

To maintain the present quality of life as defined through the natural surroundings while accommodating growth over the next 20 years, certain measures must be taken. If the city is able to accommodate the natural setting by anticipating and preventing environmental problems, the city can avoid the long-term costs associated with correcting them. The long-term goal is to work with the natural environment rather than against it. By doing so, the community of Hudson can all live better, healthier lives.

This element and the Hazards Element, involve and affect all other plan elements. While the city is protecting those natural features most sensitive to growth and development (wetlands, floodplains, and stream and river edges) other aspects of the physical and cultural landscape deserve consideration as well.

The greatest obstacle for the City of Hudson in the future will be continuous reference to this element and other city documents and ordinances that discuss and provide means to protect the vulnerable natural environment. The information within these documents should be recognized, further developed, and monitored, to ensure a quality of life and balance for current and future generations alike.

During the Task Force meetings, members were asked to identify the current issues and opportunities. To assist with the dialogue, members were presented these questions: *“Is enough being done to protect, preserve, and restore the community’s natural resources? What can be done to protect environmentally sensitive areas (floodplain, wetlands, wooded areas, habitat, unstable soils, etc.) from encroachment?”* Responses to these questions contributed to the following issues and opportunities.

Environmentally Sensitive Areas

Flash Flooding has been a problem for the City in the past, but current flood mapping affects new development in only a small area of the floodplain. It is important that development be restricted in these areas to mitigate potential flood damage. “Green space” along riverbanks - natural vegetation, woodland or parks - allows these sensitive areas to absorb the impact of flooding. Agriculture is another possible use for these areas and should be encouraged where the soils are suitable. In addition to enforcing the City’s flood ordinance, the land uses in these environmentally sensitive areas should be carefully considered.

Agricultural & Natural Resource Goals

Agriculture & Natural Resources Goal 1: Preserve, protect, and find alternative uses for the natural resources in the community.

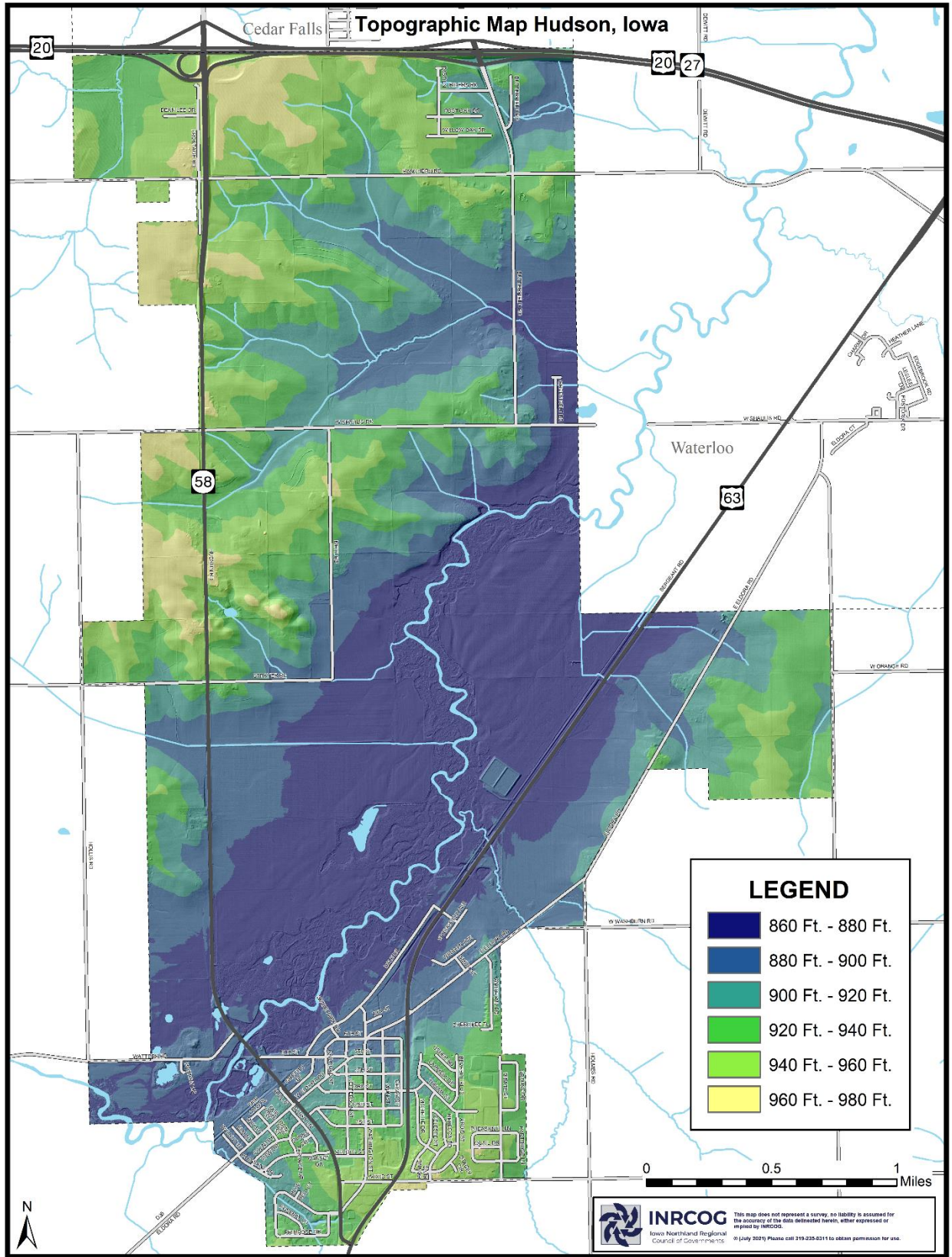
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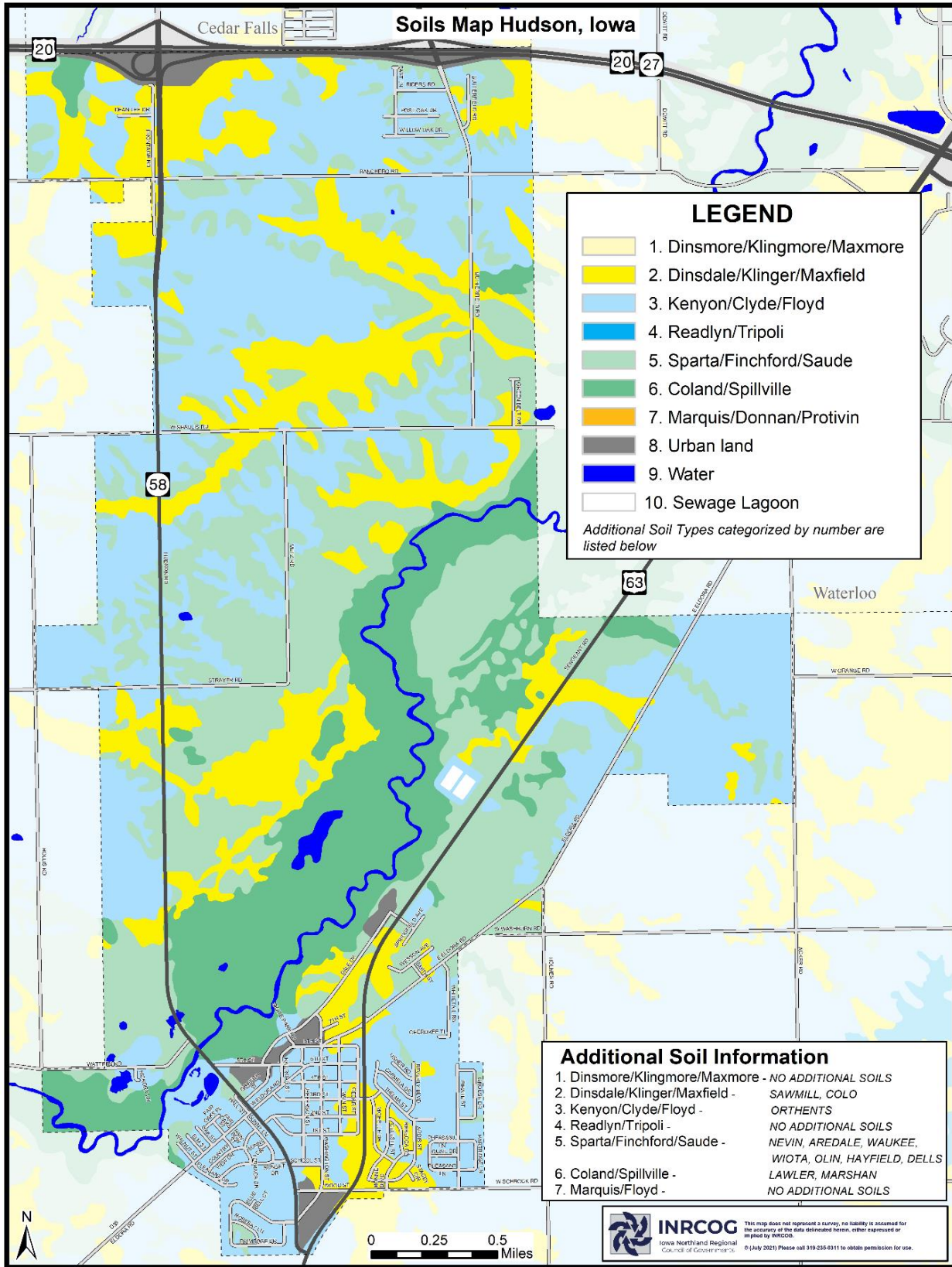
- a. Prohibit development in the floodway.
 - i. Consider creating “green space” – parks, natural vegetation, woodland, or open space – along creekbanks.
 - ii. Continue to enforce the City’s flood ordinance.
- b. Maintain a balance between prime agricultural soils and areas of various types of development.
 - i. When reviewing development proposals, consider agricultural factors of the underlying land.
- c. In areas of new development, encourage adjacent growth in order to avoid sprawl and to protect natural resources.
- d. View Black Hawk Creek as a recreational opportunity.

Agriculture and Natural Resources Goal 2: Remain sensitive to the agricultural nature of the community.

Objectives:

- a. Continue to balance the individual rights of property owners against the best interests of the community as a whole.
- b. Balance the production needs of the agricultural community against the residential impact such uses impose against residents, understanding that in most instances, the agricultural uses predate the residential uses of the property.





Section 3 – Hazards

This section addresses the goals, policies, and actions to mitigate the risk of future hazards (natural or man-made) for Hudson.

The City of Hudson has identified the highest risk of hazard coming in the form of tornado/windstorms, thunderstorm/lightning/hail, and flash flooding. Additional details on other hazards can be found in the *2020 Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan (HMP)*.

Hazards can have a devastating impact on a community and Hudson is no stranger to the power of mother nature and what powerful storms and enormous amounts of rain can do to a community. Hudson has an opportunity to become a better and stronger community as they move forward. Taking note from the lessons they have learned from previous storm damage and flash flooding events.

Existing Conditions

The following existing conditions were taken from the *2020 Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan*.

Flooding

Black Hawk Creek is the only major creek that runs through Hudson. Black Hawk Creek flows into the Cedar River which is approximately 9 miles away from the city center. Hudson endured notable flooding and high-water events most recently in 2008. The magnitude of each flood varies, but considerable measures have been and continue to be taken by the City to mitigate the adverse effects of these events.

Tornados

Since 1950, two tornados have affected the City of Hudson. The first was an F2 tornado that formed in 1971 near the south border of the city. The second tornado occurred just two years later on May 7, 1973.

Additional Hazards

Other hazards with a high probability of occurring, include thunderstorms, severe winter storms, hailstorms, extreme heat, and grass or wildland fire, are also included in the *2020 Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan*.

Key Issues & Opportunities

The following are the key hazard issues and concerns for the City of Hudson.

Vulnerable Populations

Some populations are more likely to require assistance during times of disaster and are therefore, generally speaking, more at-risk than the remaining population. The at-risk population must be identified and targeted in successful mitigation efforts.

According to 2017 American Community Survey Census data, approximately 338 residents of Hudson are 65 years or older, representing 13.6% of the population. Persons under the age of 18 are also at higher risk during some disasters. This is mostly due to the fact that young people often are not aware of the proper actions to take in the event of a disaster. In addition, very young children would be more susceptible to a disaster such as a disease epidemic simply due to their age. In 2017, approximately 574 residents of Hudson were under the age of 18, representing 23.2% of the population.

Persons living in mobile homes and persons living in multi-family housing units are also considered at risk. According to the 2017 American Community Survey (ACS), there are no mobile homes in Hudson. The (ACS) estimates there are approximately 234 persons living in multi-family housing units in Hudson.

Flooding Vulnerability

Due to the location of Hudson in relation to the Black Hawk Creek, the community can expect there to be additional flooding events at some time in the future. Map 4 shows the flood-prone areas of the City.

There are 223 parcels within the floodplain as determined by official Flood Insurance Rate Maps for the community. Located within these 223 parcels are 10 residential units and several streets. Streets include IA Highway 58, Butterfield Road, West Shaulis Road, Watters Road, Hickory Lane, Fifth Street, Dale Road, Waterloo Road (a.k.a. Eldora Road), U.S. Highway 63, and "Private Road" (located approximately midway between Strayer Road and Watters Road, west of Highway 58. See Table F5 and Maps 16&17 for specific floodplain information.

The total value (combined land, building, and dwelling value) of the 223 parcels located within the floodplain in Hudson is \$23,175,360.

Future Development

Future development within identified hazard areas can change the threat level of an area by placing critical facilities, businesses, transportation networks, utilities, and populations within vulnerable areas. While it can be difficult to curb development in the planning area, it is the jurisdiction's advantage to be aware of development trends in order to successfully mitigate future hazards as risk increase. However, continued conformity with the State Building Codes and local land use ordinances and regulations (zoning, subdivision, floodplain management, etc.) will help to mitigate the effects hazards have on new and future development.

Repetitive Loss Properties

FEMA defines a repetitive loss property as an insurable building that has experienced no losses in a 10-year period in which each loss is \$1,000 or more. According to available FEMA data (as of 9/30/19), the City of Hudson participates in the National Flood Insurance Program and has no repetitive loss properties.

Smart Planning Element - Hazards

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.

Hazards Goals

The following goals were taken from the *2020 Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan*. For a complete list of objectives and action strategies, please refer to the previously mentioned document. The hazard mitigation plan goals were identified by the Hazard Mitigation Planning Committee at their second committee meeting. The HMP committee set as a priority the development of broad-based goals that would address a multitude of hazards and encompass a variety of mitigation activities; as well as numerous strategic actions; therefore only the hazard mitigation plan goals for the City of Hudson are listed below. The related policies and actions can be found in the *2020 Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan*.

Goal 1: Protect the health and safety of residents, visitors, staff, and emergency personnel during and after hazard events.

Goal 2: Prevent avoidable disasters.

Goal 3: Minimize losses to existing and future structures in hazard areas, especially critical facilities.

Goal 4: Maintain local services and infrastructure in order to reduce community, economic and environmental disruption during and after hazard events.

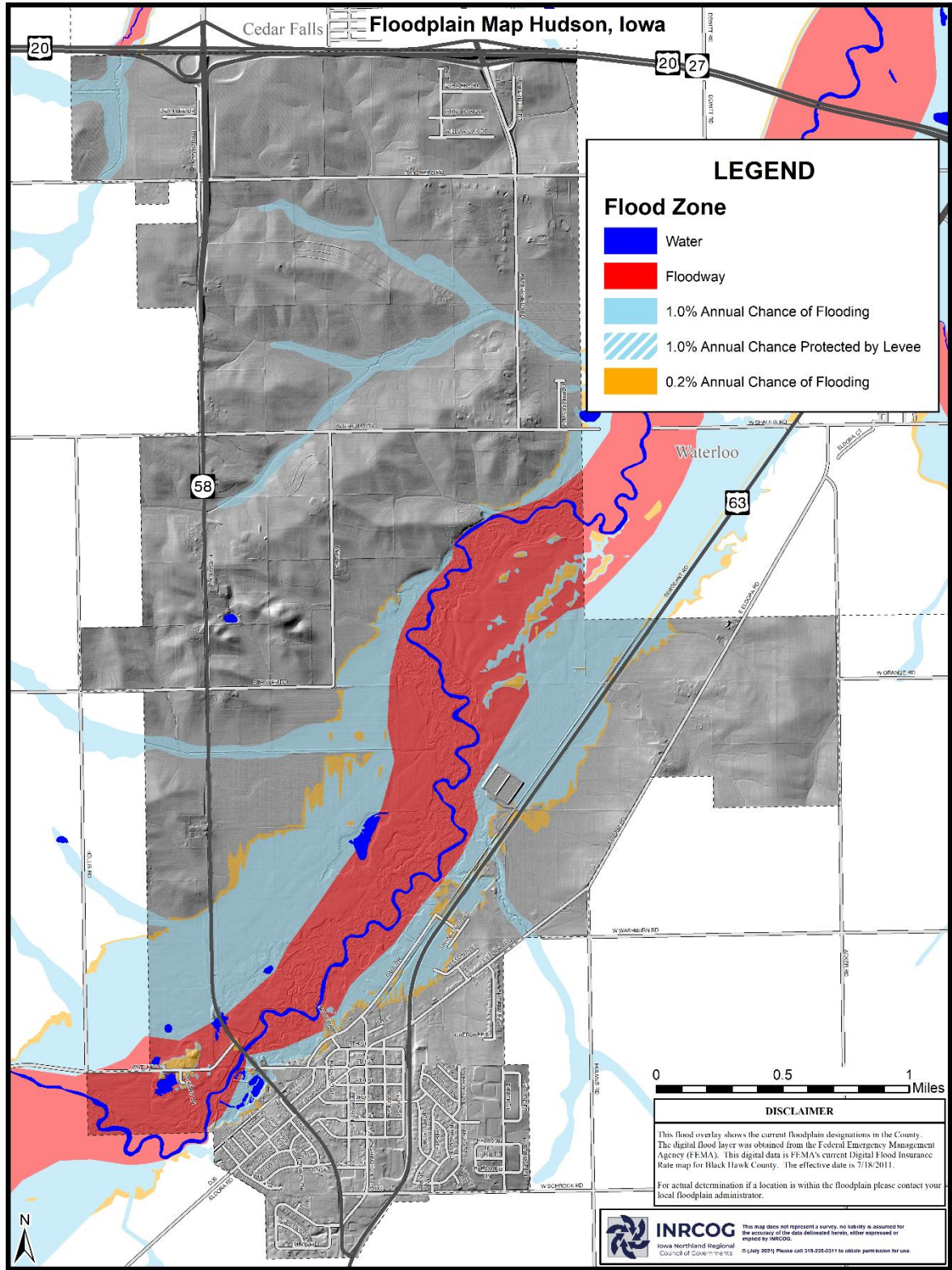
Goal 5: Return the community to either pre-disaster or improved conditions in a timely manner in the wake of a disaster.

Goal 6: Educate the public about hazards and resources available.

Goal 7: Use public funds in an efficient, cost effective and fair manner.

Goal 7: Incorporate each jurisdiction into the Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan.

Action steps to complete each goal are included in the *2020 Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan*.



Smart Planning Element – Community Character

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

Section 4 – Community Character

An attractive, well-designed city will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image for the City of Hudson.

The Community Character Element contains the community design goals and their action strategies that encourage innovation and imagination in building design and site planning, while ensuring that certain universal principles of good community design are upheld.

Existing Conditions

Below are the existing conditions, commissions, and events of the City's community character as identified by stakeholders throughout the planning process.

Chamber of Commerce

Hudson's Chamber of Commerce is comprised of 9 Board members and dozens of local and surrounding area businesses. Membership includes listing in all advertisements for Hudson Chamber of Commerce and opportunities to participate in Chamber sponsored events. Businesses and organizations are also included in the Chamber of Commerce website.

<https://hudsoniachamber.com/>

Events

The city holds a Hudson Days celebration annually along with the Hudson Fire Department's Annual Fundraiser Breakfast and Dance. The Chamber of Commerce also holds a number of events throughout the year.

Key Issues & Opportunities

During the planning process, city stakeholders were asked the following questions: *What makes your community unique? What quality of life assets does it have? What quality of life assets do you believe are missing, need improving, or are lacking? What can be done to improve your community's character?* Answers to these questions helped inform the community character issues, opportunities, and goals of the Plan Update 2022.

Sense of Community

One theme that came out of the planning process was the feeling of a close-knit community in Hudson. Task Force members commented on how community groups like the

school district, city, and library worked together to benefit each other and generally were supportive. Other comments speaking to this sense of community included the availability and variety of local services and locally owned businesses.

There were also positive comments on the design and unique features of the community. Members of the Task Force mentioned that the city was “clean and orderly” and that there were regulations in place supporting orderly growth. Design features that received praise included the character of the central business district and the walkability of the community.

These unique features and the sense of community present in Hudson should be taken into consideration by the city leaders when addressing the community's design in the future. Future development should protect and enhance these attributes that have been identified as central to Hudson's character.

Downtown Character

Improving the appearance of downtown was identified by the Task Force as an opportunity to enhance the city's character. In keeping with the City's character as a walkable, close-knit community, close attention should be given to enhancing downtown, attracting businesses to downtown, and diversifying the types of businesses located here. Efforts should be made to continue historic preservation, promote the city and downtown, and utilize beautification and streetscape projects.

Community Character Goals

Community Character Goal 1: The City of Hudson will embrace a shared vision and make all voices part of the solution.

Objectives:

- a. Make a continuous effort to encourage participation of local citizens in City decision-making.
- b. Citizen groups should be invited to take part in the development and implementation of City plans.
- c. Encourage the continued growth of the city's volunteer base.

Community Character Goal 2: Maintain an on-going comprehensive planning process in which informed public input is considered an important element.

Objectives:

- a. Conduct surveys that would reflect citizens' views concerning major development projects. The survey should be targeted towards those persons being affected the most by that particular project.
- b. Educate the public whenever possible.

Community Character Goal 3: Maintain those aspects of Hudson that make it a unique and enjoyable place to live and improve those quality-of-life assets that are missing or need improvement.

Objectives:

- a. Promote downtown as the center of the community and its main hub.
- b. Maintain small town character as a clean, quiet, and friendly community.

Smart Planning
Element –
Community Facilities

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.

- c. Maintain and support the community school district.
 - i. Promote Hudson's child friendly atmosphere while encouraging innovative approaches to childcare needs.
 - ii. Encourage use of the public library and its resources, both as an educational facility and as a repository for historical artifacts.
- d. Maintain infrastructure and city services.
- e. Encourage community events that bring the City together.
 - i. Hudson Days
 - ii. Fire Department Breakfast and Dance
 - iii. Hudson Chamber of Commerce Events
- f. Support the Mayor's Task Force and Chamber of Commerce.
- g. Maintain and support outdoor recreational opportunities, such as the Black Hawk Creek Trail and area parks.
- h. Recognize the city's proximity to local metropolitan areas with the related benefits of universities, hospitals, specialized medical care, and cultural opportunities.
- i. Celebrate the heritage, culture, and religious institutions within the city.

Community Character Goal 4: Maintain and actively improve existing recreational uses and open spaces in the community.

Objectives:

- a. Maintain the existing parks, equipment, and shelters.
- b. Maintain and promote the bike trail including continued efforts to connect to the greater metropolitan area trails.
- c. Investigate the use of the Black Hawk Creek for trails, including equine, ATV/UTV, and water usages, being conscious not to disturb the natural beauty of the greenbelt area.
- d. Promote and maximize community usage of the Soccer/Baseball/Softball complex through continued collaboration with the schools and other organizations
- e. Continue to monitor possible aesthetic improvements to vacant and open spaces in the community, especially in the area of the Highway 58 corridor.

Section 5 – Community Facilities

Community facilities and services are commonly used to measure the quality of life in a community. These facilities

and services are often what potential citizens and businesses consider when determining if they should relocate to a community – in addition to a well-connected and diverse transportation network, economic diversity, and so forth. In regard to community facilities and services, potential citizens and businesses look for a community that provides a responsive and competent public safety system, a variety of parks and recreational opportunities, an exceptional and supported school system, and cultural events and opportunities. Existing citizens and businesses also consider these features when deciding whether or not to remain in the community or move elsewhere. To some degree, community facilities can be used to enhance a community's quality of life, they can be used to help guide the rate of growth.

Existing Conditions

A brief overview of Hudson's community facilities is given below, including city buildings, parks, and schools. Maps 5 and 6 show the location of public facilities throughout the City.

City Hall

City government is directed from City Hall, which is located at 525 Jefferson St. Services that are provided to the community from City Hall include: City Administration; Police; Public Works; Building; Fire/Rescue; and various Boards and Commissions.

Police

The City of Hudson has a 24/7 police force with at least one officer always on duty to provide a quick response to emergencies.

Fire/Rescue

Fire and rescue service is provided by a local volunteer force. This gives the City a unique local level of service compared to other small communities who depend on fire and rescue services provided by other cities.

Parks and Recreation

City parks are considered to be in fair to good condition, with several needing upgrades once funding can be procured. On the northwest side of the city is the Beech Nut Golf Course, a free 9-hole traditional and frisbee golf course open to the public.

In addition to city parks, there are multiple state parks and recreation areas for camping, fishing, and hunting surrounding Hudson in Black Hawk and surrounding counties. Grundy County Lake and Campground is one example located west of the City along U.S. Highway 20. Also, Hickory Hills, Black Hawk Park and Campground, George Wyth State Park, are all within close proximity to the city.

Library

The Hudson Public Library serves the community by offering circulation services including books (hard copy and electronic), DVDs, genealogy collections, and notary services. The library also provides online research tools, a variety of practice tests, and software tutorials including Internet Explorer and Microsoft Office. The library is open 6 days per week.

Museum

The Depot Museum serves as a corridor to the community. Efforts to restore and expand the adjoining lot for parking purposes with the addition of a public restroom have been discussed and actively pursued.

Education

Hudson Community School District operates two facilities, both of which are located in Hudson. Table 5.1 shows current enrollment, by facility, in the district. The offices for the district are also located in Hudson.

Building	Grades	Enrollment – 2019/2020
Hudson Elementary School	PreK-6	433
Hudson Middle School	7-8	130
Hudson High School	9-12	220
Total		783
<i>Source: Hudson Community School District</i>		

School facilities are well taken care of and renovations to the Elementary/Middle School have recently been completed.

Key Issues & Opportunities

The following key issues and opportunities were identified at Task Force meetings held during the planning process. Task Force members were asked: *What are the key concerns and/or needs regarding schools, parks, playgrounds, library, recreational opportunities, and municipal services in general?* Input received from the public and current planning documents also assisted in identifying the following issues and opportunities for Hudson.

Black Hawk Creek

As a main feature of the community, there is a desire to utilize Black Hawk Creek more prominently for recreation. A potential example would be creating green space or trails along the banks to provide both recreation and flood protection. Recreational options along Black Hawk Creek could connect into the larger regional trail network and county parks. During the lifetime of this plan, the section of Black Hawk Creek that winds through Hudson will acquire state designation as a navigable water trail connecting to the Cedar River in Black Hawk County. This designation will provide great opportunities for recreational development in the region and the Black Hawk County Water Trails Master Plan should also be referenced in conjunction with this Comprehensive Plan.

Facilities

Discussion in the initial Task Force phase of plan development raised concerns that the public works facility needs more space, and the Community Center is in need of updates. The demographic statistics presented in this Plan should be taken into consideration when evaluating the future needs of the community in relation to these and other city facilities.

Community Facilities Goals

Community Facilities Goal 1: Maintain and enhance the parks and open space in Hudson.

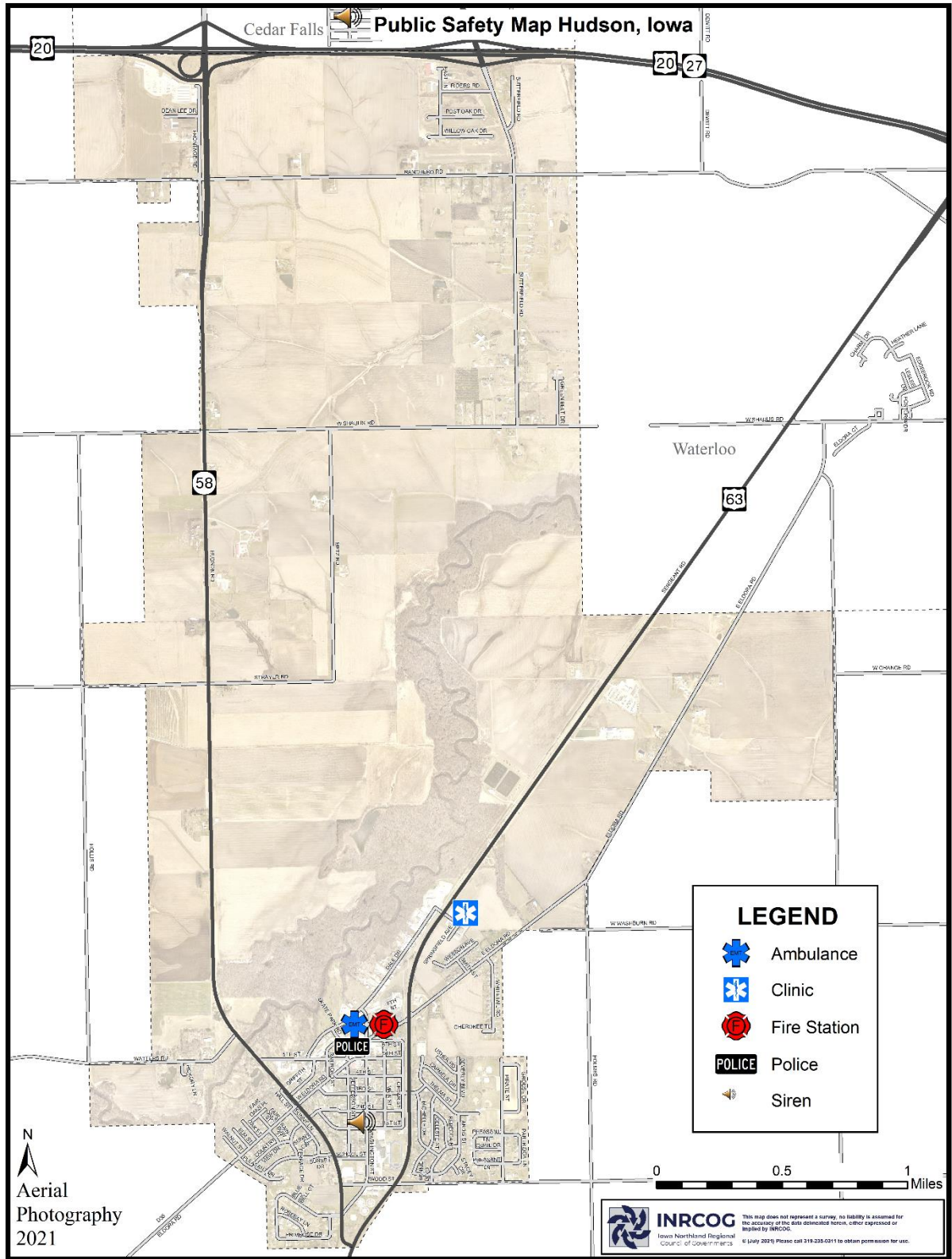
Objectives:

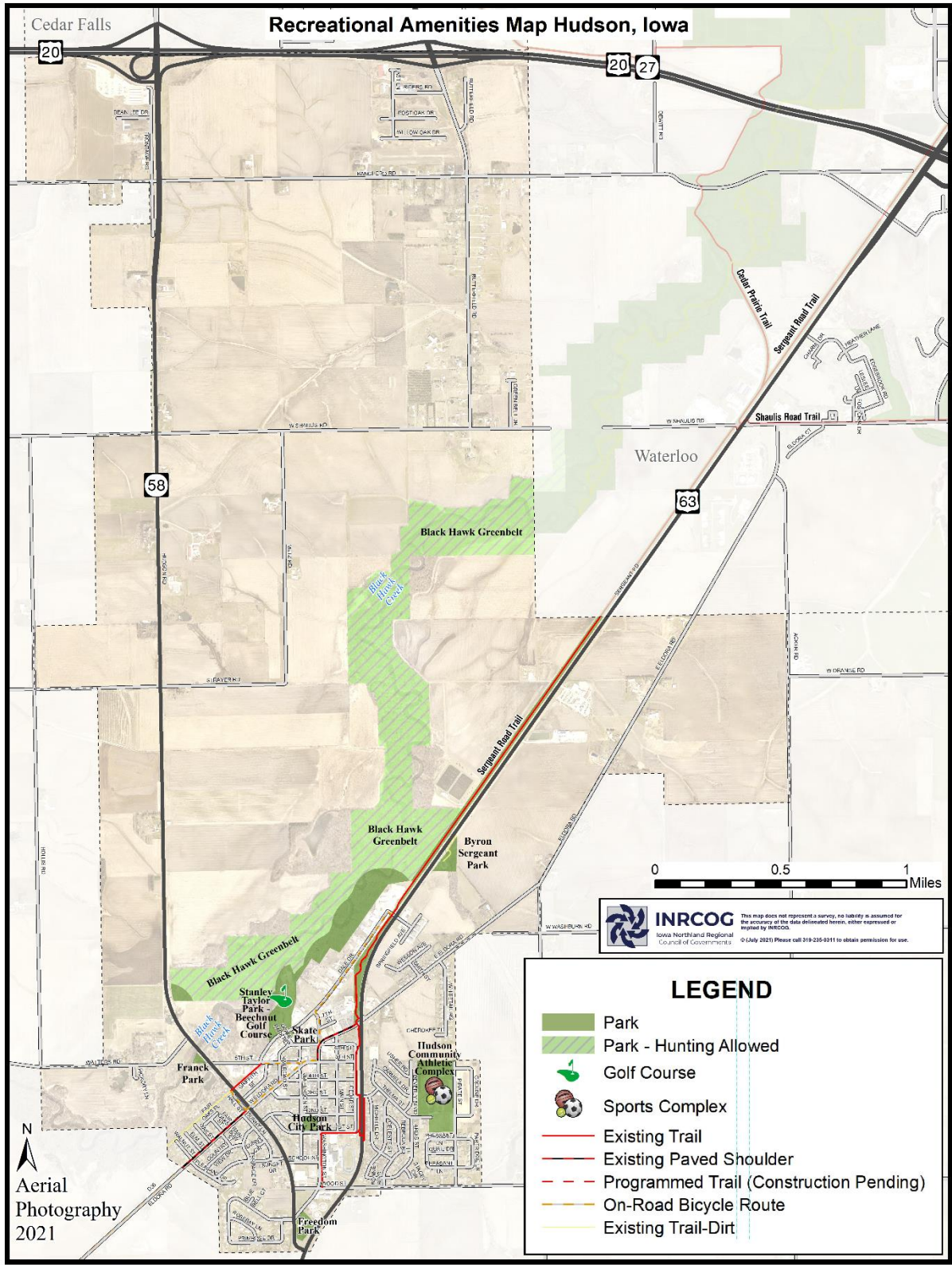
- a. Continue to provide maintenance and general upkeep of the existing parks and recreational areas.
 - i. Regularly review the condition of existing parks and recreational areas.
- b. Encourage development of diversified recreational activities to meet the needs of all the citizens of Hudson.
 - i. Identify the recreational needs of citizens.
 - ii. Consider and implement, whenever possible, recreational activities that meet the diverse needs of the community.
- c. Promote the expansion of recreational services such as the golf course, various passive parks, and recreational areas to best utilize environmentally sensitive areas such as the floodplain and certain soil types.
 - i. Consider ways to use Black Hawk Creek more prominently for recreation.
 - ii. Seek out grants to expand the City's trail network to the Black Hawk Trail.

Community Facilities Goal 2: Continue to provide and support quality, adequate public services to residents.

Objectives:

- a. Maintain existing 24/7 police force, including providing adequate personnel and equipment to provide for the necessary level of protection to the community:
- b. Continue to encourage recruitment of volunteer firefighters and EMT personnel while providing adequate training and equipment.
- c. Maintain the quality of the public library facility and inventory of books, periodicals, and other materials.
- d. Work to assure continued availability of the Depot Museum and its historical archives to residents and visitors.
- e. Maintain and recruit, when necessary, the high-quality personnel and staff of the City departments, including providing adequate compensation, facilities and equipment to allow the proper completion of their duties and responsibilities;
- f. Monitor weed management issues in the rural areas of the City.
- g. Maintain and expand, when needed, facilities that provide vital community services.
 - i. Investigate the need to improve City facilities.
 - ii. Consider expanding public works facilities.





Smart Planning Element – Public Infrastructure & Utilities

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.

Section 6- Public Infrastructure & Utilities

The infrastructure and utilities of the community are the backbone of a city. Without a proper, up-to-date infrastructure, the quality of life in the city is reduced. In order to reduce the migration to more urban areas, Hudson needs to determine the quality of the services, facilities, and systems throughout the community and bring them up-to-date to the best of their ability.

Existing Conditions

A brief summary of public infrastructure and utilities offered to residents and businesses is below. Maps 7 and 8 show the location of City infrastructure and utilities.

Water Service

Hudson Purchases its water from Waterloo Water Works at an average of 65 million gallons per year. The water tower was built in 1969 and has an elevated storage capacity of 250,000 gallons. The average water consumption in the city is approximately 173,905 gallons per day. The demand for water fluctuates with industry demand and time of year. The peak consumption is reported to be approximately 418, 880 gallons per day. The most recent annual usage figure was 63,475,380 gallons. In addition to the 250,000-gallon storage capacity of the water tower, the system has a backup capacity of 750 gallons per minute. A long-term goal for the water supply system includes the construction of a new 350,000-gallon water tower. The City of Hudson currently bills for 850 active water meters in the community. Of these 850 water meters, 775 are for service provided to residential properties. The remaining meters are comprised of commercial, industrial, and government properties.

Sewer Service

The wastewater treatment facility and collection system, otherwise known as the sanitary sewer system, is owned and operated by the City. The facility includes a lagoon which holds 24 million gallons. The sewage treatment plant is considered a secondary system, more specifically, a two-cell aerated lagoon system. 100 percent of the City is served by this system. The average load on the system is approximately 199,000 gallons per day. The reported peak load is 740,000 gallons per day. The systems designed capacity is 500,000 gallons per day.

Telephone

Land-line telephone service providers in the area include CenturyLink and Mediacom. As is the case in most areas of the county, many homes do not utilize a land-line service, but rather cellular phone services. Verizon, US Cellular, and AT&T are the main cellular service providers in the region.

Other Utilities

Electric	Mid-American Energy
Natural Gas	Mid-American Energy
Water	Waterloo Waterworks
Sewer	City of Hudson
Telephone/Internet	CenturyLink, Mediacom
Cable TV	Mediacom, Dish Network, Direct TV

Table 6.1 shows which utility providers provide electric, natural gas, water/sewer, telephone/internet, and cable TV services to City residents and businesses.

Key Issues & Opportunities

To develop this section of the Plan, participants in the planning process were asked the following: *What are the key concerns and needs with regard to public infrastructure and utilities?* Answers helped shape the following key issues, opportunities, and goals.

Concerns over the Hudson Municipal Electrical Utility were expressed. The city has taken steps to resolve this issue and to hold a special election to determine the fate of HMEU. Though this process is not yet complete, it is anticipated that a resolution may be reached as soon as 2022.

The city's public utilities are meeting the current demands of the community and providing high quality services. While the current state of affairs is good, meeting future needs will require more investments in public infrastructure. Maintaining the current quality of services, minimizing flood damage, and complying with state and federal requirements for water and sanitary sewer will challenge the community in the future.

Telecommunications & Alternative Energy

There is a continuous need to provide the best, up-to-date telecommunication service and alternative energy sources. The city should make regular efforts to ensure a competitive network service providers and sources of alternative energy.

Sanitary Sewer

While capacity at the sewage treatment facility is currently well-above the average daily load, Hudson should strive to take into consideration future needs or concerns of sanitary sewer operations. The city should continue to implement the slip lining program.

Water

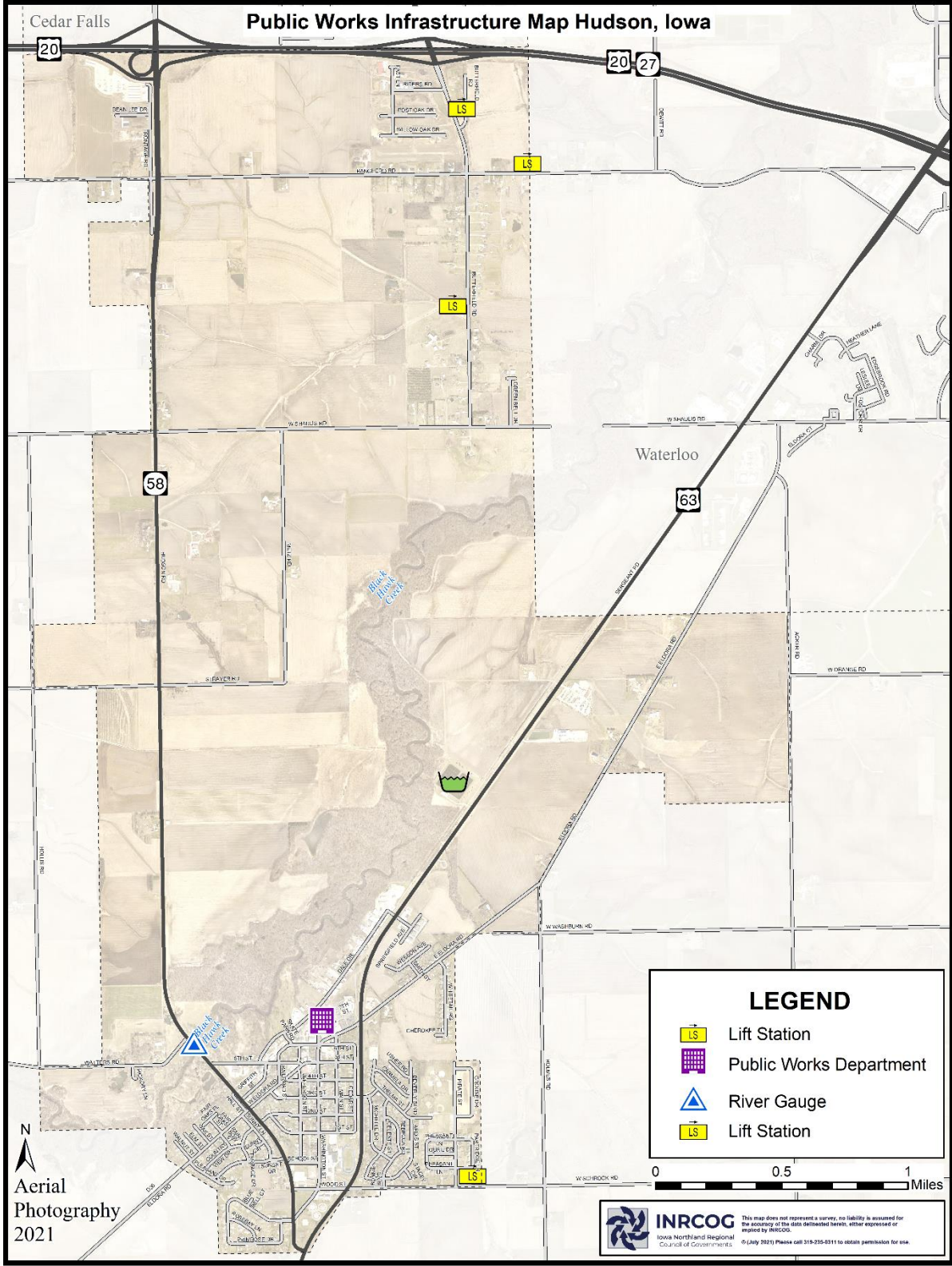
The City of Hudson should strive to accommodate the future water needs and concerns of the community. A great deal of thought has been given to the necessity of a water tower to serve development in the Northern Tier of the city. Continued evaluation should be given to the opportunities and challenges this may present in future development.

Public Infrastructure & Utilities Goals

Public Infrastructure and Utilities Goal 1: Continue to provide quality utilities and services to assure adequate and efficient infrastructure to all persons in the community.

Objectives:

- a. Assess on a regular basis the community's sewer and water systems' capacities in light of meeting the needs of the future population, as well as complying with ever-changing regulations.
 - i. Evaluate the need to upgrade wastewater treatment facilities and infrastructure.
 - ii. Consider implementing additional policies and programs to prevent degradation and contamination of sewer and water systems.
 - iii. Maintain compliance with regulations.
 - iv. Take measures to ensure that existing water mains are sufficiently sized to provide adequate fire suppression services to the community.
 - v. Maintain and improve the storm sewer system, including integration of new development into the existing system
- b. Continue to monitor local street conditions and provide for street improvements through long range street improvement projects.
 - i. Consider streetscape and beautification projects that improve the appearance of streets and their surroundings.
- c. Monitor sidewalk maintenance and enforce existing inspection and repair programs
- d. Utilize an adopted Capital Improvements schedule which will provide for a general upgrade of the community's overall infrastructure.
 - i. Review and revise the capital improvements schedule, as needed, to take into account changing regulatory requirements.
- e. Work with utility providers on extending services and infrastructure as capacity and demand allow.
- f. Monitor existing electrical, gas, telephone, and internet service options to assure residents access to quality service for existing and future needs.
- g. Continue to evaluate the necessity of a water tower to supply the Northern Tier.

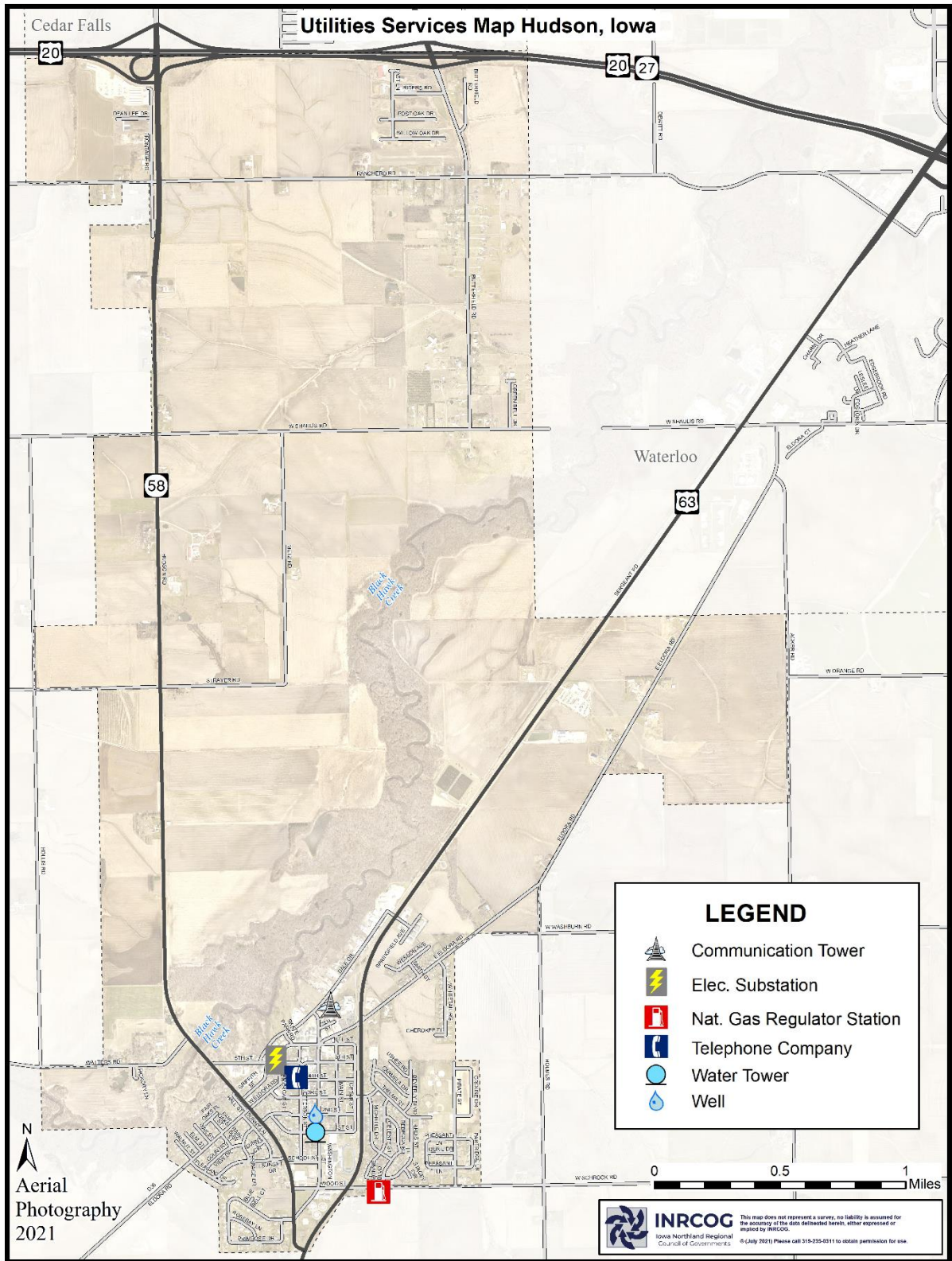


Cedar Falls

Public Works Infrastructure Map Hudson, Iowa

Waterloo

Aerial
Photography
2021



Section 7 – Housing

This section addresses the goals, policies, and actions related to housing diversity and opportunities for housing in Hudson. This section also discusses the existing housing trends, including new subdivisions, areas in need, and forecasts for residential demand and development.

The goals and policies addressing the City of Hudson's housing also help the city achieve its goal to maintain and improve the quality of life or sense of place that the residents of the community value and enjoy.

Existing Conditions

Housing is the foundation of a community and its economy because it serves one of the most basic needs of residents: shelter. Housing is one of the largest parts of the US economy and a dominant land use in most cities.

Housing Occupancy

As shown in Table 7.1, the City of Hudson added approximately 24 housing units to its stock between the year 2010 and 2018. The community also saw a decrease in the vacancy rate and an increase in the occupancy rate. While not an official count like the Census, the latest 5-year data (2014-2018) from the American Community Survey estimates there are 928 total housing units in Hudson with a 97.1 percent occupancy rate.

Status	2010	2018
Occupied	876 (96.9%)	901 (97.1%)
Owner-Occupied	763	795
Renter-Occupied	113	106
Vacant	28 (3.1%)	27 (2.9%)
Total	904	928
<i>Source: U.S. Census Bureau/ACS</i>		

Age of Housing Stock

Table 7.2 shows an estimate of when each housing unit in Hudson was built. Most of the city's housing units were built between 1950 and 1979. The median year for structures built in Hudson is 1973, meaning that half of the housing units were built at or before this time and half after. Iowa's median year for structures built is 1970, so the city's housing stock is just a bit younger than the state's, in general.

Smart Planning Element - Housing

Objectives, policies, and programs to further the vitality and character of established residential neighborhoods and new residential neighborhoods and plan 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.

Time Period	Percentage of Total Units
2010 or Later	6.6%
2000 to 2009	10.7%
1990 to 1999	14.2%
1980 to 1989	1.8%
1970 to 1979	24.7%
1960 to 1969	14.3%
1950 to 1959	13.3%
1940 to 1949	5.3%
1939 or Earlier	9.1%

Source: American Community Survey 2019 5-Year Estimates

Housing Values & Gross Rent

In general, homebuyers are taught that “affordable” homes cost 2.5 times their annual gross income. Hudson’s median household income is \$86,875, meaning that an average affordable home should be about \$217,188. Table 7.3 shows that Hudson homes are generally below this recommended amount with a median home value of \$192,800.

Value	795 Units
Less than \$50,000	3.1%
\$50,000 to \$99,999	6.7%
\$100,000 to \$149,999	20.3%
\$150,000 to \$199,999	22.8%
\$200,000 to \$299,999	30.3%
\$300,000 to \$499,999	14.6%
\$500,000 to \$999,999	2.3%
\$1,000,000 or more	0.0%
Median (dollars)	\$192,800

Source: U.S. Census Bureau, ACS 2014-2018

Another measure of affordable housing is looking at a household’s average monthly housing costs. A general rule of thumb is that a household should not spend more than about 30 percent of its income on housing for it to be considered affordable. Using Hudson’s median household income, the average family makes about \$7,250 per month. For housing to be considered affordable, the average family should not pay more than about \$2,175 per month in housing costs.

Table 7.4 shows monthly housing costs for occupied housing units in Hudson. While renter-occupied housing costs are looking at gross rents, owner-occupied housing costs include units with and without a mortgage. In general, owner-occupied housing units with a mortgage pay higher monthly costs than those without a mortgage. Based on the financial information in the table, the average family would find affordable housing in Hudson.

TABLE 7.4: MONTHLY HOUSING COSTS		
	Owner-Occupied Units	Renter-Occupied Units
Less than \$500	1.1%	15.2%
\$500 to \$999	12.7%	69.7%
\$1,000 to \$1,499	40.4%	9.1%
\$1,500 to \$1,999	31.3%	6.1%
\$2,000 to \$2,499	9.7%	0.0%
\$2,500 to \$2,999	2.0%	0.0%
\$3,000 or more	2.9%	0.0%
Median (dollars)	\$1,446	\$742
Source: U.S. Census Bureau, ACS 2014-2018		

Development Trends

Hudson's housing stock is predominantly single-family homes. About 90 percent of housing units are detached 1-unit structures while the rest are multi-unit structures.

According to Task Force member comments, Hudson offers a good environment for developers and has greatly improved over the last decade. It is favorable towards non-traditional development while measures are in place to ensure that projects are reviewed and evaluated without being overly burdensome to the developer.

Task force members also expressed the need for more affordability and accessibility to "starter homes" in the housing market. A shortage in lower cost homes in the community makes it challenging for those starting families or setting out on their own to relocate or remain in the city. Various developments along Highway 63 and in the Northern Tier are being proposed to address this issue.

Key Issues & Opportunities

The following is a synopsis of the major issues and opportunities facing the City of Hudson with respect to its housing needs based on input from the public and participants in the planning process. City stakeholders were asked these questions to inform the issues, opportunities, and goals of housing in Hudson: *What is the current housing environment in regard to ordinances, regulations, policies, programs etc. for homeowners/renters/developers? Is it favorable for non-traditional development? Is there a desire for more flexibility – setbacks, lot sizes, density? What could or should be done to foster additional housing choices?*

Housing Quality

There was an expressed desire for more attainable "starter" homes in the community. The City's housing stock is aging with a majority of housing units more than 50 years old. Some concern was expressed regarding the condition of some rental units in the city and how a Rental Inspection Program may benefit the community. Building, electrical, and mechanical codes are enforced in any new

construction or renovation, providing a foundation for the utilization of a Rental Inspection Program. Overall, the quality of housing does not seem to present as much a challenge as availability.

Senior Housing

As shown in the statistical profile of the community, between the 2000 and 2010 Censuses, there was a sharp decline in the percentage of young adults living in the city and an increase in elderly residents. Many of the aging or elderly residents remain in their homes, possibly as a result of the lack in available senior housing options. Consideration could be given to attracting the development or more “patio” type homes, which have proven to be attractive to aging residents. This type of home provides one level, zero entry access, and often a service/maintenance agreement. Young adults and younger families have needed to look elsewhere for their homes as a result of aging residents remaining in place. During the planning process, stakeholders commented on the lack of senior housing options in the community that would give elderly residents the ability to move from their homes and still remain a part of the community. City leaders should carefully examine opportunities to increase housing options for both young and elderly households.

Upper-Floor Units

Many commercial buildings in downtown Hudson have space on their upper floors for residences, either as current units that are unoccupied or spaces that can be turned into residential units. These units provide an additional housing choice in the community beyond single-family homes for those who may wish to live within or near downtown. The City should find ways to promote and encourage the creation, maintenance, and occupancy of downtown residential units.

Housing Goals

Housing Goal 1: Maximize the opportunity for diversified choice in residential living while maintaining a pleasant community environment.

Objectives:

- a. Provide a diversity of housing for the existing and potential residents of Hudson.
 - i. Consider and research options for additional senior housing options.
 - ii. In addition to traditional single-family developments, consider ways to provide housing for younger families.
 - iii. Encourage more attainable housing options, especially for those families with school age children.
 - iv. Encourage multi-family housing units, manufactured home options, and a mix of rental and owner-occupied dwellings.
 - v. Review the zoning ordinance to consider allowing more flexibility in housing, such as setbacks, lot sizes, density, etc.

Housing Goal 2: Improve the quality and availability of the community’s housing.

Objectives:

- a. Provide for high-quality, durable construction through the enforcement of the uniform building codes.
 - i. Ensure that building codes are up-to-date and enforced.
 - ii. Consider changes to codes that would improve the quality of housing.
- b. Provide options for existing housing to be renovated.
 - i. Consider incentives for homeowners to renovate or improve their home's quality.
 - ii. Identify and apply for programs for assisting the community with this goal.
- c. Develop new housing areas concurrently with the City's ability to concurrently provide necessary services, such as water, sanitary and storm sewer, and police and fire protection
- d. Consider implementation of a residential rental inspection program to maintain the quality and availability of attainable housing.

Housing Goal 3: Continue to utilize and reference the City's 2017 Housing Needs Assessment as a tool to aid in future land use decisions.

Goals:

1. Promote housing development in a range of sizes, structure types, and price points, including rental and owner units, starter homes, multifamily housing, and higher-end homes.
2. Maintain and improve the quality and appearance of Hudson's existing housing stock.
3. Encourage residential and commercial development patterns that preserve Hudson's rural character and the natural environment.
4. Promote residential and business development in a coordinated manner.

*The entirety of this plan can be found at Hudson City Hall.

Section 8 – Economic Development

This section discusses the current economic trends such as employment, the supply of retail, office, and industrial space, and also considers market forecasts and marketable areas for future development. This section provides guidance only on the types of economic

Smart Planning Element - ED

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 Greyfield development.

development the city may wish to foster through the next 10-20 years, as well as actions the city can take, in partnership with local economic development organizations, to encourage these efforts.

Existing Conditions

This section looks at the existing condition of various factors related to economic development in Hudson. These factors include industry trends, major employers, and residents' income and education.

Trends & Statistics

Industrial Category	Hudson		Black Hawk County	
	#	%	#	%
Agriculture, Forestry, Fishing, Mining	15	1.1%	991	1.4%
Construction	83	5.9%	3,578	5.1%
Manufacturing	222	15.9%	12,682	18.2%
Wholesale Trade	81	5.8%	1,867	2.7%
Retail Trade	239	17.1%	9,447	13.6%
Transportation, Warehousing, Utilities	53	3.8%	2,723	3.9%
Information	14	1.0%	833	1.2%
Finance, Insurance, Real Estate, Rental and Leasing	65	4.6%	3,867	5.6%
Professional and Scientific	166	11.9%	5,257	7.6%
Educational, Health, Social Services	298	21.3%	17,720	25.5%
Art, Entertainment, Recreation	66	4.7%	6,879	9.9%
Other Services	27	1.9%	2,514	3.6%
Public Administration	71	5.1%	1,215	1.7%
Total Employed Persons	1,400	100.0%	69,573	100.0%

Source: U.S. Census, American Community Survey 2014-2018

Table 8.1 shows Census estimates for the number of employed persons by industrial category in Hudson and Black Hawk County. Education, Health, and Social Services is the largest industrial category in the community with Retail Trade being second largest. There is also a sizeable percentage of employed persons in the Manufacturing industry. When looking at these numbers, it is important to remember that some of these workers are likely commuting to jobs in the Waterloo/Cedar Falls metro area.

Education may be the largest industry among employed persons in Hudson because of Hudson Community School District offices and schools being located in the city. Many retail opportunities exist in nearby Cedar Falls/Waterloo. While some manufacturing may exist in the city, many are likely commuting to companies like John Deere and Company in the Waterloo area. Compared to Black Hawk County, Hudson has a much higher percentage of employed

persons working in the Public Administration and the Professional and Scientific industry.

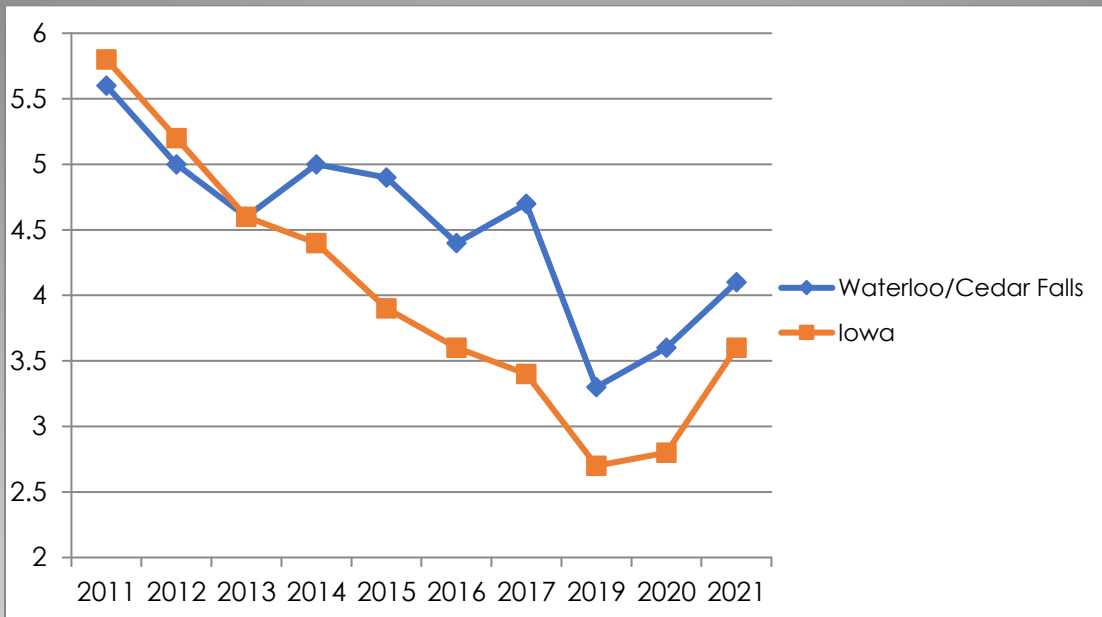
Table 8.2 classifies employees into general employment categories. The occupations of Hudson's employed persons roughly parallel those in Black Hawk County as a whole, with a few outliers or exceptions to the norm. The largest occupation categories in the city and county are: Management, Business, Science, and Arts Occupations; Sales and Office Occupations; and Production, Transportation, and Material Moving Occupations.

TABLE 8.2: OCCUPATION CLASSIFICATION OF PERSONS EMPLOYED IN 2018				
Industrial Description	Hudson		Black Hawk County	
	#	%	#	%
Management, Business, Science, and Arts Occupations	586	41.9%	22,364	32.1%
Service Occupations	132	9.4%	13,143	18.9%
Sales and Office Occupations	387	27.6%	15,271	21.9%
Natural Resources, Construction, and Maintenance Occupations	117	8.4%	5,005	7.2%
Production, Transportation, and Material Moving Occupations	178	12.7%	13,790	19.8%
Total Employed Persons	1,400	100.0%	69,573	100.0%

Source: U.S. Census Bureau, American Community Survey 2014-2018

Unemployment rates are shown in Figure 3. The Bureau of Labor Statistics does not report individual statistics for Hudson but does report statistics for the Waterloo-Cedar Falls metro area. The metro area had consistently reported lower unemployment rates than the State of Iowa until 2013 when the unemployment rate for the Waterloo-Cedar Falls metro area began to regularly outpace that of the State of Iowa.

FIGURE 3: UNEMPLOYMENT RATE TRENDS FROM BUREAU OF LABOR STATISTICS



Major Employers

Being a smaller community, many of Hudson's businesses are small and family-owned. Many of the residents of Hudson commute to the nearby Waterloo-Cedar Falls metro area for work. A non-exhaustive list of larger employers in the metropolitan area include John Deere, Tyson Fresh Meats, University of Northern Iowa, Omega Cabinetry, Bertch Cabinet, Target Regional Distribution Center, and Viking Pump.

Income and Education

Median household and per capita income levels for selected communities are provided in Table 8.3. Hudson statistics are at the top of other communities in Black Hawk County. On these two measures, the city is about level with the State as a whole.

TABLE 8.3: PER CAPITA AND MEDIAN HOUSEHOLD INCOME FOR SELECTED COMMUNITIES

Community	Per Capita Income		Median Household Income	
	2010	2018	2010	2018
Cedar Falls	\$23,730	\$32,546	\$47,339	\$60,068
Dunkerton	\$23,192	\$30,177	\$57,000	\$62,292
Elk Run Heights	\$32,173	\$31,449	\$54,712	\$58,250
Evansdale	\$21,684	\$22,980	\$39,412	\$50,816
Gilbertville	\$21,042	\$30,774	\$39,583	\$60,313
La Porte City	\$24,763	\$25,236	\$48,710	\$54,602
Hudson	\$31,460	\$36,635	\$72,000	\$86,875
Raymond	\$22,075	\$31,583	\$58,125	\$68,889
Waterloo	\$23,357	\$26,617	\$37,110	\$46,297
Black Hawk County	\$25,335	\$29,100	\$43,341	\$52,688
State of Iowa	\$25,335	\$31,085	\$47,961	\$58,580

Source: U.S. Census Bureau and American Community Survey

Another factor that influences income and employment is education. Table 8.4 compares estimates for educational attainment between Hudson and Black Hawk County residents in 2018. Residents of Hudson reported higher attained levels of education, by percentage, than the overall profile for Black Hawk County. While the city reported less high school graduates, including equivalency, than the county, the city reported a higher percentage of residents with a college degree (Associate's or higher): 56 percent for Hudson and 40 percent for the county.

TABLE 8.4: EDUCATIONAL ATTAINMENT FOR PERSONS 25 YEARS OF AGE AND OLDER IN 2018

Category	Hudson		Black Hawk County	
	#	%	#	%
Less than 9 th Grade	0	0%	2,665	3.2%
9 th to 12 th Grade, No Diploma	31	1.8%	4,605	5.5%
High School Graduate, includes GED	367	21.9%	25,266	30.2%
Some College, No Degree	343	20.4%	17,375	20.8%
Associate's Degree	291	17.3%	9,810	11.7%
Bachelor's Degree	442	26.3%	15,956	19.1%
Graduate or Professional Degree	204	12.2%	8,008	9.6%
Total	1,678	100.0%	83,685	100.0%

Source: U.S. Census Bureau and American Community Survey

Partnerships

The Hudson Chamber of Commerce and the Economic Development Commission both serve to promote and develop businesses within the community. The City of Hudson also partners with the City of Waterloo for water, Regional Waste Exchange for a number of services, Black Hawk County for landfill use and garbage services as well as the Emergency Management Agency.

Key Issues & Opportunities

Following are some of the key issues facing Hudson economic development. These issues were identified by stakeholders during the planning process while considering these questions: *How is the current economic development environment in regard to objectives, policies, programs for existing and new businesses? What are current efforts and challenges in the community to retain and attract businesses? What should the city focus on with regard to economic development?*

It is important to note that other chapters of the Plan Update 2022 contribute to the business attracting characteristics of the city, including transportation and housing. Availability of labor, affordable and diverse housing, and quality of life are important ingredients in attracting targeted industries and basic businesses, as well. The full scope of economic development should be viewed as a combination of most, if not all, of the elements discussed in this Plan.

Downtown Retail Retention

The ability for businesses to remain and thrive in the Central Business District and what is considered the “Downtown” area the community was a key consideration in stakeholder discussions. The proximity to such a broad availability of services in the adjacent metro presents a challenge for local businesses to compete.

The opportunity listed in Section 7 of this Plan for upper-floor residential units above downtown businesses also plays a role in enhancing downtown’s resiliency. Having residents living there helps give downtown a busy, lively atmosphere beyond normal business hours.

Locally Minded Environment

Hudson should foster a “shop local” environment in the community. This includes supporting locally-owned businesses and seeking a diversity of business types. Based on input received, the city is lacking in restaurant options.

Education

As shown by Table 8.4, Hudson has a higher percentage of residents with college degrees compared to Black Hawk County. Access to higher education is available to the community through Hawkeye Community College, Upper Iowa University, and the University of Northern Iowa. The city and community school district should continue to encourage greater access to these nearby institutions.

Economic Development Goals

Economic Development Goal 1: Focus on economic development and maintain a strong Central Business District.

Objectives:

- a. Recognize the significant investment the community has made in the Central Business District
- b. Encourage improvements to existing buildings and continue to seek new occupants for those that are vacant.
 - i. Consider programs to improve the physical appearance of buildings.
- c. Continue to support the Mayor’s Task Force and Chamber of Commerce.
 - i. Fill vacancies on the Mayor’s Task Force and maintain members.
 - ii. Identify educational opportunities and programs for the Mayor’s Task force and Chamber of Commerce members.
- d. Prioritize the promotion of business retention and expansion of Hudson’s existing businesses and industries.
 - i. Consider providing programs and incentives beyond building improvements that may help businesses stay competitive.
 - ii. Identify the needs of local businesses regarding expansion.
- e. Continue to seek out relocating and expanding businesses.
 - i. Consider implementing infrastructure improvements that would provide incentives for businesses to locate in the City.

- f. Promoting development in areas where transportation access, parking needs, lighting and related commercial aspects will not adversely affect neighboring residential property owners.
- g. Develop an industrial park that is large enough to accommodate expansion and relocation of other businesses and industries.
 - i. Utilize the City's existing proximity to interstate access
 - ii. Promote development opportunities in the Highway 63 corridor
- h. Improve job readiness and skills of City citizens and workers.
 - i. Work with institutions, such as Hudson Community School District, Hawkeye Community College, and the University of Northern Iowa, to improve access to job training and education.

Section 9 – Transportation

Transportation facilities are a part of the infrastructure needed to support and maintain the existing economic development efforts including the importing and exporting of goods, commuter traffic and recreation. To accurately plan for the future transportation needs of Hudson, an inventory of existing facilities has been prepared and analyzed.

Transportation facilities connecting the residents of Hudson to other areas in Black Hawk County, Iowa, and the nation are very important, but just as these areas are important to the residents of Hudson, the connection of Black Hawk County to other regional service centers are important to business and industry. For this reason, the transportation inventories will examine the transportation facilities for vehicular, freight, air, rail, public, and recreation.

In developing this section it was necessary to study the relationship between service centers and their users. Following is a brief discussion of specific elements, their users, and their importance.

Existing Conditions

This section gives a brief summary of transportation in Hudson. Map 9 shows the transportation infrastructure in the City.

Smart Planning Element - Transportation

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.

Streets & Highways

The City of Hudson maintains twenty-two lane miles of roadway, nearly six of which are gravel. Standard maintenance on the streets is the responsibility of the local Public Works Department.

Airport

The closest airport to Hudson is Nichols Airport, a privately-owned airstrip west of the community.

The closest commercial airport to the City of Hudson is the Waterloo Regional Airport. The Waterloo Regional Airport is located at 2790 Livingston Lane, adjacent to Airport Boulevard, near the northern edge of the Waterloo-Cedar Falls metropolitan area. It is easily accessed by an interchange with Highway 218. The airport is one of eight commercial airports in Iowa, according to the Iowa Department of Transportation.

The Waterloo Regional Airport has two runways. The longest is Waterloo's Primary Runway 12/30 extending 8,400 feet, with a Secondary Runway 18/36 extending 6,003 feet. The elevation of the airport is approximately 873 feet above sea level.

Currently, there is one commercial airline, American Airlines, with daily scheduled service to Chicago's O'Hare International Airport. In addition to commercial flights, the airport is also host to the Iowa Army National Guard Air Wing-Army Aviation Supply Facility (ASF) and operates six (6) UH-60 Blackhawk Helicopters and two (2) UH-12 Lakota Helicopters.

Other area commercial airports that are in close proximity to the City of Hudson include Cedar Rapids, Dubuque, and Des Moines.

Trails – Pedestrian & Bicycle

The City of Hudson is fortunate to have the Sergeant Trail which is part of the larger trails system in the Cedar Valley and includes the city of Cedar Falls and Waterloo. The trail parallels US Highway 63, also known as Sergeant Road, from Waterloo to Hudson through rural and park areas and into the community.

The trail was built on railroad corridor originally constructed in the late 19th century. The Hudson Depot Museum has potential to serve as trailhead for the area and would create an inviting location for both residents and visitors alike to embark on a tour of the Katoski Greenbelt.

Key Issues & Opportunities

The following issues and opportunities are based on input received from city stakeholders. During the planning process, these questions were asked to facilitate discussion: *What are the key transportation concerns and/or needs regarding traffic, transit, air, pedestrian, bicycle, and other modes of transportation?*

Transit

Transit options are needed between Hudson and the Waterloo/Cedar Falls area. In addition to providing another commuting option for workers, transit allows

Hudson residents to access services not available in the community. Another benefit would be improved access to higher education for city residents. Hudson should work with regional transit agencies to meet this need.

Downtown Pedestrian and Bicycling Trail

An opportunity exists to connect downtown to the Cedar Valley Nature Trail with a loop through downtown. While being part of the recreational trail network, this loop would also provide an alternative mode for workers and customers to reach downtown businesses. Creating the loop and connecting it to the larger trail provides a safe route for downtown patrons to use.

Sidewalks

Sections of the city lack sidewalks or have sidewalks in bad condition. Sidewalks provide a safe place for people to walk away from traffic. As a compact community, Hudson has an opportunity to improve pedestrian routes. Gaps in sidewalk coverage should be identified and filled. Older sidewalk sections in disrepair should be fixed.

Multi-Hazard Emergency Operations Plan

The basic purpose of this plan is to provide a guide for emergency operations, including events that require evacuation protocol. It is intended to assist key City officials and emergency organizations to carry out their responsibilities for the protection of life and property under a wide range of emergency conditions. It emphasizes the coordination that must exist within and between services and levels of government, private and volunteer organizations and the many individuals with emergency operations responsibilities or capabilities.

Black Hawk County Metropolitan Planning Organization

The City of Hudson is one of the cities included in the Black Hawk County Metropolitan Planning Organization. Federal law requires the formation of metropolitan planning organizations (MPO) for urbanized areas of greater than 50,000. The role of an MPO is to oversee multimodal transportation planning, programming, and policy to ensure that existing and future expenditures on transportation projects are based on a continuing, cooperative, and comprehensive planning process. The Black Hawk County Metropolitan Area Transportation Policy Board serves as the MPO for the contiguous urbanized area at the center of Black Hawk County.

Continued cooperation and collaboration with the Black Hawk County MPO will help to ensure that the City of Hudson has ample opportunity for the betterment of the community and its residents.

Long-Range Transportation Planning

The *2045 Long-Range Transportation Plan* is the metropolitan transportation plan for the Black Hawk County Metropolitan Area. The document provides a policy framework for the investment of anticipated federal, state, and local funds, based on anticipated needs and regional goals and objectives, through the year 2045. The Plan establishes the purpose and need for major transportation investments, identifies activities to address transportation and growth issues, and prioritizes investments to improve system condition and performance.

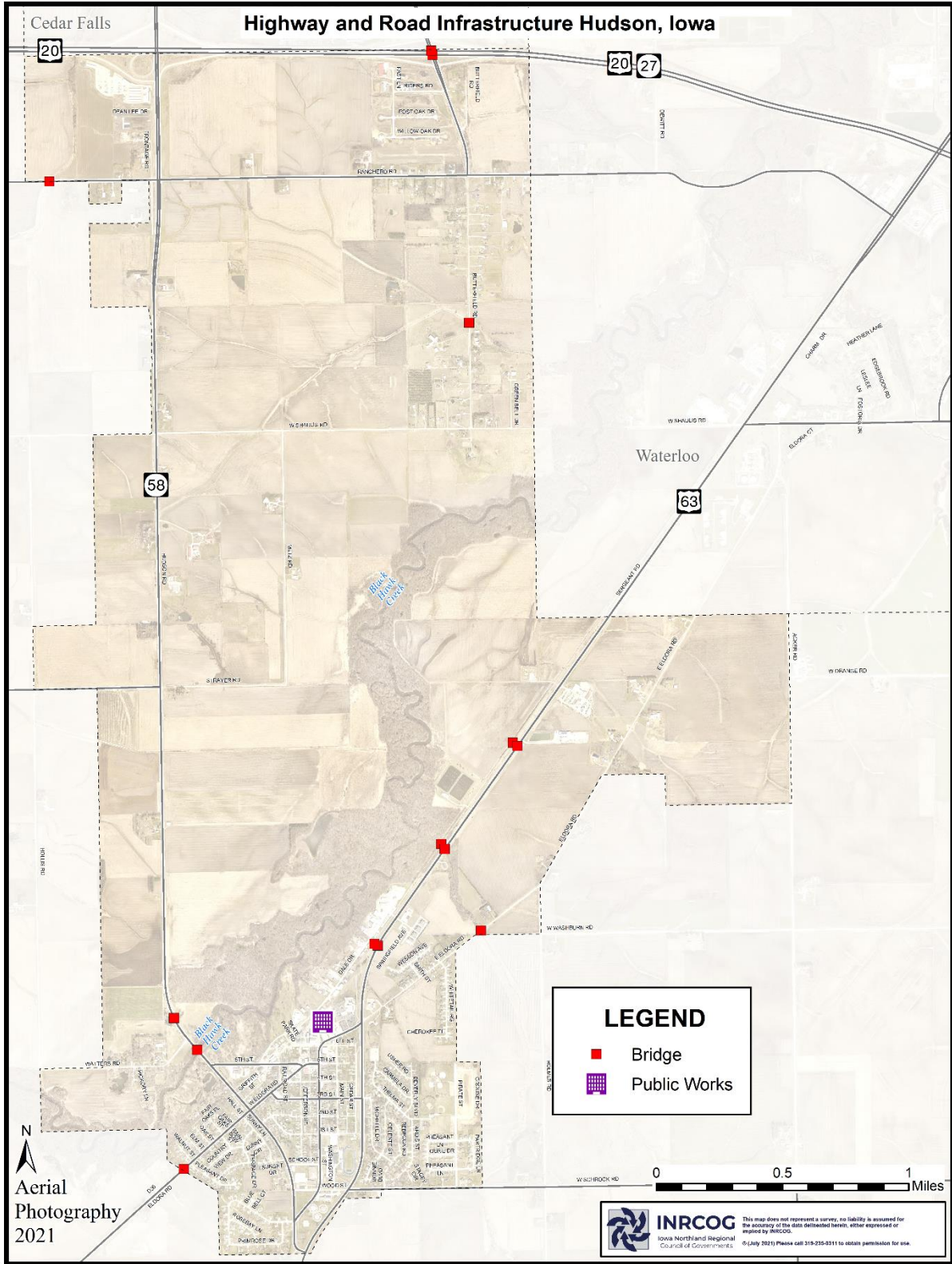
Many elements of the *2045 Long-Range Transportation Plan* will be beneficial to consider throughout the lifetime of this Comprehensive Plan and should be referenced and taken into consideration accordingly. The 2045 Long-Range Transportation Plan can be found at <http://www.inrcog.org/trans.htm>

Transportation Goals

Transportation Goal 1: Provide an efficient transportation system for orderly development of the community, while maintaining safety and economy.

Objectives:

- a. Require that new developments conform to the existing street system or show that the changes will be an improvement.
- b. Investigate future locations of streets to ensure an orderly growth which is consistent with the values and objectives of the community.
- c. Maintain the City's existing streets in good repair by developing an annual repair strategy.
- d. Continue to monitor speed and safety of traffic through the city.
- e. Monitor safety issues as related to school crossings for Highway 58
 - i. Maintain communication with Safe Routes to School coordinator
- f. Maximize the benefits of linkages (Highway 63 & 58) connecting Hudson.
- g. Capitalize on the proximity to the Waterloo/Cedar Falls metropolitan area.
 - i. Investigate transit options to Waterloo/Cedar Falls.
 - ii. Pursue additional public transit through Met Transit and ONBOARD PUBLIC TRANSIT
- h. Improve sidewalk connections in the city.
 - i. Study gaps in sidewalk coverage and the state of repair of existing sidewalks.



Section 10 – Land Use

Even in rural area, land is a finite resource. Only so much usable ground is available and, unlike glass or cars or televisions, we can't simply make more of it.

Most people realize that land drives our economy. Some lands need to remain open for natural, aesthetic, and recreational uses; conversely, some open lands need to be in filled and used more productively.

How land is used is a chief ingredient of a community's character. But what goes largely unnoticed is that growth and land development carry with them some significant costs; costs not only to a developer or builder, but to surrounding land users and the broader community. And what's even more misunderstood is that once land is developed, an on-going financial responsibility results for the entire taxpaying public. Roads, water and sewer operations, police and fire protection, and other services all have costs, which must be considered when designating land for development.

Since fiscal resources, both public and private, are limited, it only makes sense to think carefully about the long-term effects of our land use. Careful planning better secures and protects the substantial investment needed to develop or conserve land.

By defining the extent to which our various lands can and should be used, we provide more predictability for individuals and businesses making long-term decisions. More importantly, the public costs associated with serving these lands can be minimized and the qualities that make many of them unique are preserved.

Just as land use drives our economy, the Land Use element of Plan Update 2022 can be described as the driver of the comprehensive plan. The goals and polices of this section are intended to weigh the adverse environmental impacts of growth against the benefits of growth.

This section describes the existing conditions regarding land and its use in Hudson by cataloging the activities currently taking place on land under city jurisdiction. It then relates the existing use and character of these lands to the possible major land use categories identified by the city.

Smart Planning Element – Land Use

Objectives, policies, 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.

Existing Conditions

In order to project future land use, existing land use needs to be reviewed. This section will attempt to describe the City's existing land use patterns.

Existing Land Use Patterns

Agriculture or open land uses are prevalent in the southern-central sector of the corporate boundaries of Hudson due to floodplain issues. A large area of land situated to the north of Black Hawk Creek is also currently dedicated to agricultural use. Most of the City's developed land lies in the southern tier of the incorporated area, with various types of development taking place in the northern tier adjacent to the south of US Highway 20. Most of the City's developed land is categorized as single-family residential use with pockets of dual family and multi-family residential use. Public uses, such as parks, schools, and government buildings, are also scattered throughout the city. Commercial districts are clustered in several areas: in the west of the northern tier along the US Highway 20/Hudson Road interchange, in the east of the northern tier along the US Highway 20/Iowa Highway 58 interchange, in the eastern tier along US Highway 63, parallel to the southern bank of Black Hawk Creek in the southern tier, as well as the Central Business District in the heart of Downtown Hudson. There are also three areas of Manufacturing/Industrial Use on the northern border of the southern tier that run parallel to Black Hawk Creek. Notably, there are several areas of Government Facilities including public works, city administration, wastewater treatment, and Hudson CSD.

Existing Land Use Map

The Existing Land Use Map (Map 10) provides a snapshot of how Hudson looked at the time this Plan Update was being developed. Table 10.1 shows the amount of land in each land use category within the city.

Land Use Category	Acres	Percent of Total Land
Agricultural Land/Vacant	3,564	71.21%
Open Spaces/Parks	547	10.92%
Low Density Residential	685	13.68%
Dual-Family Residential	7	0.14%
Multi-Family Residential	11	0.21%
Commercial	101	2.02%
Government Facilities, Public Areas, Schools	43	0.86%
Semi-Public, Churches, Utilities	9	0.18%
Manufacturing/Industrial	39	0.77%
Right of Way	427	7.85%
<i>Source: INRCOG</i>		

Key Issues & Opportunities

Potential Annexation

Annexation is an opportunity that may not present itself for decades as the long-term vision is for Hudson to grow to the north where ample land has already been

incorporated into the city. City stakeholders have also identified areas of land to the south and east, as well north-west of the incorporated area for potential annexation areas. These potential future annexation areas are identified more specifically in the Future Land Use Map.

Compatible Land Uses

Where pockets of one type of use are adjacent to differing uses, development or redevelopment that is similar or complimentary to the prevailing surrounding uses should be encouraged within those pockets.

Environmentally Sensitive Areas

Hudson has portions of land within the floodplain. Uses that are compatible with the floodplain, such as parks and recreational areas, should be encouraged within these areas.

Future Land Use

The Future Land Use Map (Map 11) focuses on Residential and Planned Unit development in the northern tier, Residential development in the eastern tier, Commercial and Industrial development along US Highway 63, and pockets of in-fill Residential and Commercial development to the north and south of Eldora Road in the southern tier of the City. It suggests that single-family and multi-family residential uses be encouraged next to existing residential uses, as well as for Commercial redevelopment to be focused within and next to the existing Commercial and Industrial districts in the southern tier with further expansion and development of Commercial districts in close proximity to the interchanges with US Highway 20.

Relationship of Zoning and Future Land Use

City zoning consists of both a zoning map and a written ordinance that divides the jurisdiction into zoning districts, including residential, commercial, and industrial districts. The zoning regulations describe what type of land use and specific activities are permitted in each district and also regulate how buildings, signs, parking, and other construction may be placed on a lot. The zoning regulations also provide procedures for rezoning and other planning applications.

The zoning map and zoning regulations provide properties in Hudson's planning and zoning jurisdiction with certain rights to development, while the Comprehensive Plan serves as a guide for future development of the property. The Future Land Use Map and related policies contained in this Plan should be used as a guide for future rezoning decisions undertaken by the City.

Future Land Use Map

With input from the Task Force and Planning and Zoning Commission, Hudson's Future Land Use Map was created. This map shows a vision of how Hudson may look 15-20 years in the future.

Future Land Use Classifications

General descriptions of the land use classifications shown on the Future Land Use Map follow:

- **Agriculture/Open Space:** Agricultural land and green/open spaces where future development would not occur.
- **Low Density Residential:** Single-family housing that may exist, is planned, or that may develop in the community.
- **Multi-Family Residential:** All varieties of residential uses with greater densities than single-family housing.
- **Public:** Parks, schools, churches, and City buildings that may be used by the general public.
- **Commercial:** Uses that involve the retail or wholesale of goods and/or services to the public for purpose of a profit.
- **Industrial:** Intensive uses classified by the fact that they produce, manufacture, or assemble product. These uses usually generate significant traffic, noise, dust, and/or excessive light.
- **Right of Way:** Land used for roads and railroads.
- **Potential Annexation:** Not a typical land use classification, but it would be advantageous to the community to identify potential areas immediately adjacent to the City that may be annexed during the life of this Plan.
- **Water:** Distinguishes Black Hawk Creek and other water bodies from surrounding uses.
- **Floodway:** The channel of a stream plus any floodplain areas that must be kept free of encroachment.
- **1.0% and 0.2% Annual Chance of Flooding:** Although not typically considered a land use category, Black Hawk Creek has a profound impact on development in Hudson. Specifically, development in the floodways with 1.0% and 0.2% annual chance of flooding, as designated by the Federal Emergency Management Agency (FEMA), is prohibited. Current land uses may continue in the floodway, but any further development or redevelopment in this area is restricted and unlikely. Thus, we have shown the floodway on the Future Land Use Map so that residents and City staff may be aware of it and understand its impact on potential development.

Table 10.2 shows the estimated amount of land in each land use as demonstrated on the Future Land Use Map.

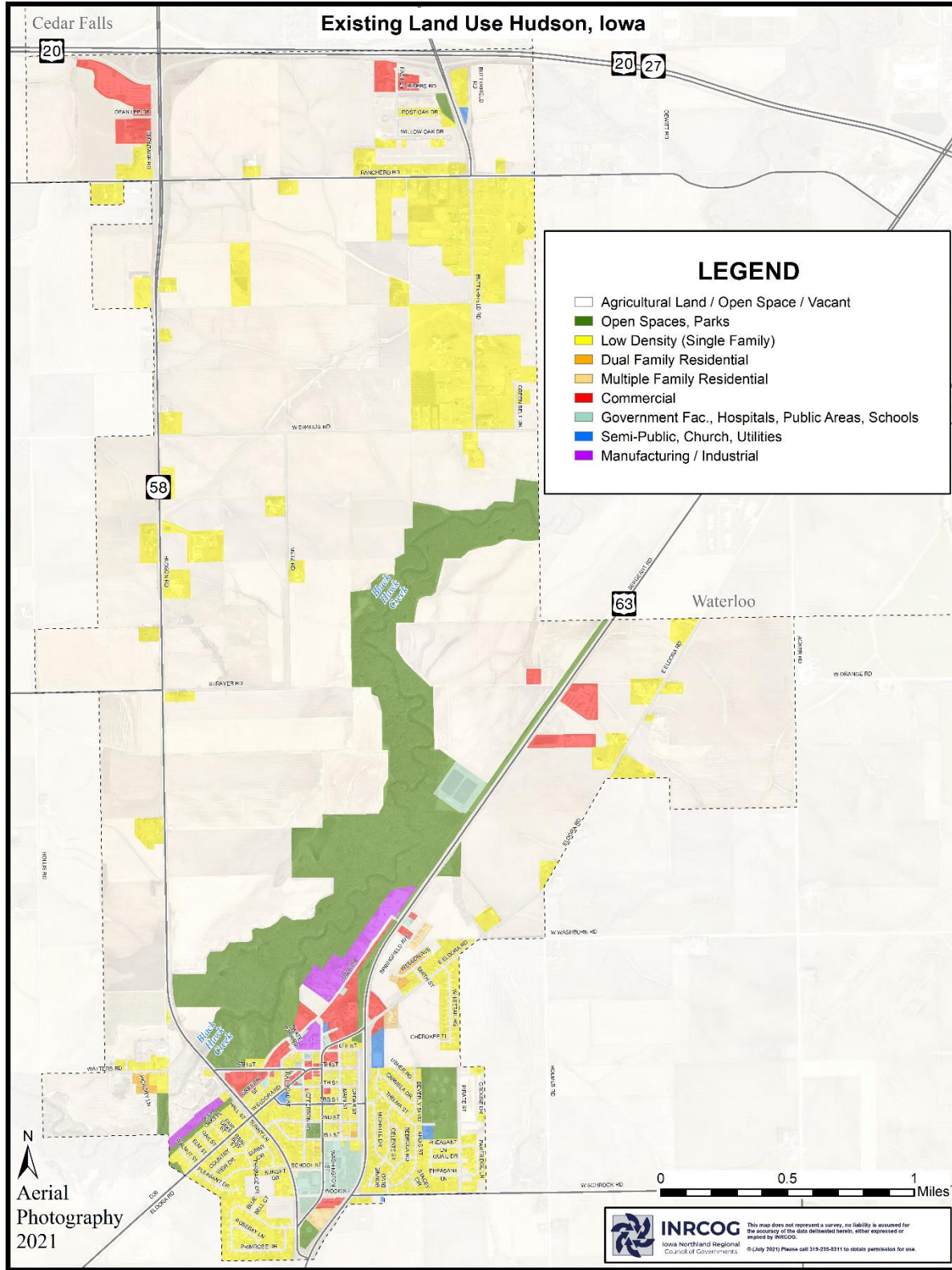
TABLE 10.2: FUTURE LAND USE IN HUDSON		
Land Use Category	Acres	Percent of Total
Agricultural	1960	34.39%
Residential	1911	33.54%
Planned Unit Development	442	7.75%
Public/Open Space	390	6.84%
Commercial	54	0.95%
Industrial	74	1.30%
Commercial/Industrial	185	3.24%
Right of Way	418	6.84%
Potential Annexation	683	12%
<i>Source: INRCOG</i>		

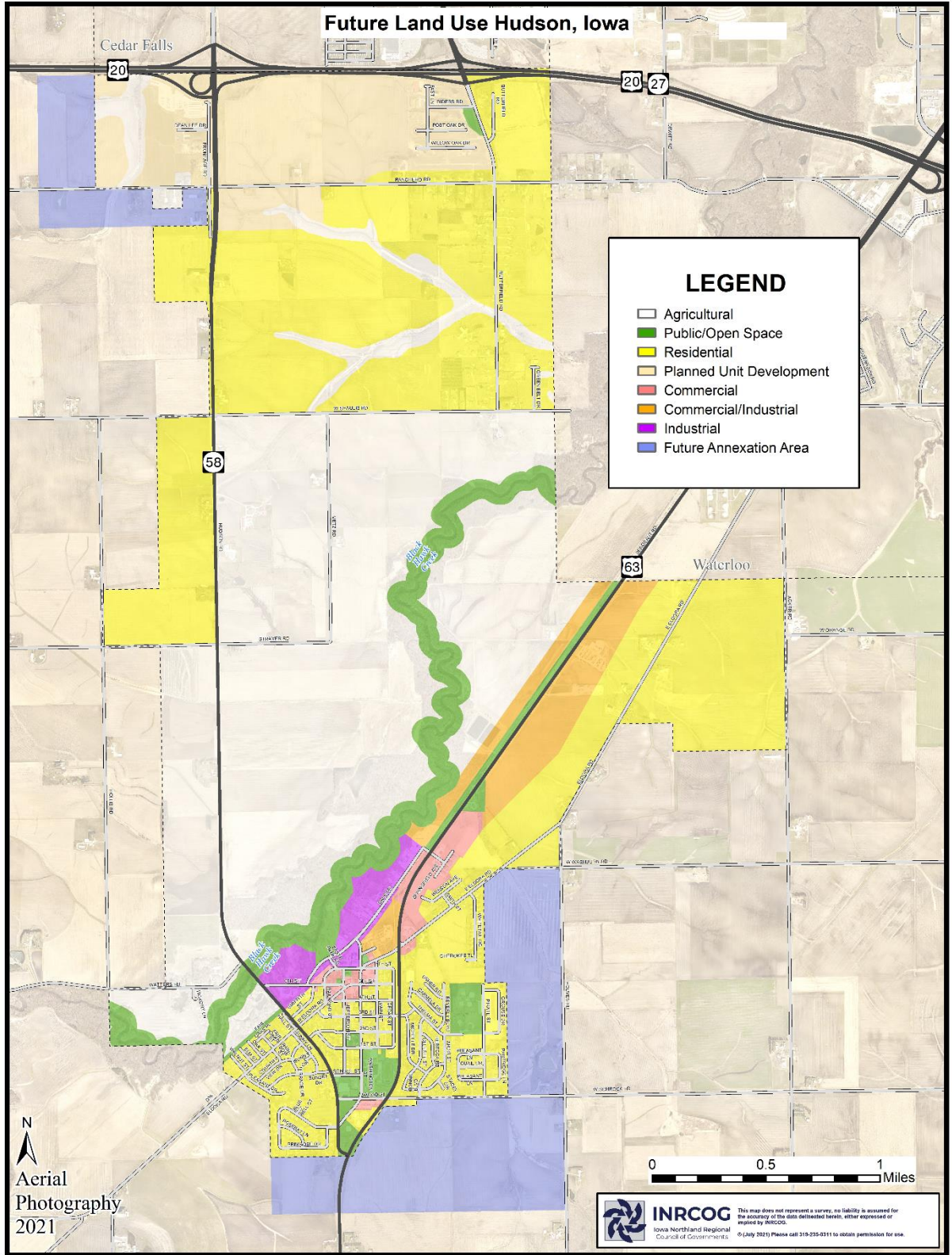
Land Use Goals

Land Use Goal 1: Maintain orderly growth and development to ensure that the land in Hudson is used in the most advantageous way to benefit the community as a whole.

Objectives:

- a. Implement the zoning ordinance, subdivision ordinance, and urban renewal and TIF plan.
- b. Encourage new construction using vacant lots in existing residential, commercial, and industrial areas where possible. In areas of new development, encourage adjacent growth in order to avoid wasted land.
 - i. Promote downtown redevelopment.
 - ii. Promote new types of development that fit with the community's character and its land constraints.
- c. Revise the City's adopted development ordinance as needed and develop any other measures desired by the citizens to maintain the general welfare and provide direction for community development.
- d. Update the Hudson Comprehensive Plan as needed, review modifications or changes in city policy and incorporate them as amendments to this Plan.
 - i. Review the Comprehensive Plan once a year to evaluate the City's performance in accomplishing the Plan's goals.





Section 11 – Intergovernmental Collaboration

Smart Planning Element - Intergovernmental Collaboration

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 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 interests.

Success of any type of planning relies on the ability of a community to come together as a whole to achieve a common goal. Historically, Hudson has a good work relationship with internal parties. Individual agencies, groups, boards, committees, task forces, and the like have been able to cooperate to complete projects of mutual interest. These entities also work together to share information, resources, and are active in several regional organizations. However, communities could also be taking advantage of many opportunities for collaboration in economic development, environmental and agricultural protection, and resource sharing. This section will outline current collaboration efforts within the city, county, and profile several regional organizations that facilitate collaboration. The section will also discuss past conflicts and identify opportunities to further collaboration. Recommendations included in this section will allow Hudson to prevent and resolve conflicts and help everyone continue to work together to achieve their goals for the future.

Benefits of Collaboration

Some of the benefits of intergovernmental collaboration include:

Cost Savings - Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly. Examples include shared services, police and fire protection, recycling of household hazardous waste, water service, and shared government buildings (such as shared community center).

Address Regional Issues - By communicating and coordinating their actions, and working with local, regional and state agencies, local communities are able to address and resolve issues which are regional in nature. Examples include the construction and maintenance of highways,

provision of transit service, and planning and construction of facilities for storm water management and water supply.

Early Identification of Issues - Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before substantial funds have been expended, before the political stakes have been raised, and before issues have become conflicts or crises.

Consistency - Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of internal groups, neighboring communities and other jurisdictions.

Predictability - Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.

Understanding - As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them.

Trust - Cooperation can lead to positive experiences and results that build trust and good working relationships.

History of Success - When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.

Enhanced Service to Citizens - The biggest beneficiaries of intergovernmental cooperation are citizens for whom government was created in the first place. They may not understand, or even care about, the intricacies of a particular intergovernmental issue, but all residents can appreciate their benefits, such as cost savings, provision of needed services, and a strong economy.

Existing Conditions

Hudson has collaborated with many groups and organizations. These range from local connections within the city to working relationships with regional and state agencies. This section provides an overview of these collaborative relationships.

Local Partnerships

Several organizations, agencies, and committees work with the city to provide the highest level of service to their citizens and visitors. These partnerships work towards meeting many of the goals within the City's comprehensive plan.

- **Chamber of Commerce**
- **City Departments**
- **Community School District**
- **Newspaper**
- **Utility providers**
- **Area Businesses**

Regional Partnerships

Regional partnerships can also benefit the City and some have been identified throughout this document. Key regional agencies that can help implement strategies in this plan include:

- **Iowa Northland Regional Council of Governments (INRCOG)** provides services in community planning, government grant writing (community facilities, sewer/water, downtown revitalization and housing), workforce, housing rehab and rental assistance programs and transportation projects.
- **Black Hawk County MPO**
- **Black Hawk County Landfill**
- **Northeast Iowa Response Group**
- **Greater Cedar Valley Alliance & Chamber**

State Partnerships

The following is a list of state agencies whose departments and areas of expertise could assist the City as it moves forward with the implementation of this plan.

- **Iowa Economic Development Authority (IEDA)**
- **Iowa Department of Agriculture and Land Stewardship (IDALS)**
- **Iowa Department of Cultural Affairs**
- **Iowa Department of Natural Resources (IDNR)**
- **Iowa Department of Transportation (IDOT)**
- **Iowa Homeland Security and Emergency Management Division**

Intergovernmental Agreements

Formal agreements between Iowa governments are generally referred to as 28E agreements as they are permitted under chapter 28E of the Iowa Code. The chapter permits “state and local governments in Iowa to make efficient use of their powers by enabling them to provide joint services and facilities with other agencies and to co-operate in other ways of mutual advantage.”

Mutual Aid Agreements – Mutual aid agreements provide the procedures for sharing of resources between communities. Hudson has entered into agreements for sharing fire response, ambulance services, law enforcement, and criminal investigations. The Black Hawk County Emergency Management Agency is responsible for establishing local mutual aid arrangements, and coordinates with Iowa Homeland Security and Emergency Management to ensure emergency management and response for communities is adequately planned and is well-equipped, trained, and exercised. These 28E agreements define responsibilities for road maintenance, public transportation, landfill operation and maintenance, and building and facilities maintenance, among others.

Key Issues & Opportunities

Good planning is a result of collaborative efforts between and within governments. Hudson has cultivated and developed relationships in the community, region, and state and will need to maintain these relationships while actively seeking out new opportunities.

Collaboration Goals

Collaboration Goal 1: Whenever feasible, community development plans should be coordinated with those of adjacent communities and/or overlapping jurisdictions, including state and federal agencies.

Objectives:

- a. Work with neighboring jurisdictions, in the interests of all involved, to find workable solutions that are mutually beneficial.
- b. Publicize existing and proposed collaborations to encourage utilization and cooperation.
- c. Promote formal and informal networking opportunities across jurisdictions and community organizations to encourage further interaction.

Collaboration Goal 2: A collaborative effort could be made to create a platform (social media, website inclusion, etc.) that highlights past collaborations, future efforts, and incorporates a database of regional jurisdictions, organizations, and partnerships involved in the betterment of the community.

Objectives:

- a. Provide a more inclusive and efficient network of area stakeholders with like interests.
- b. Promote awareness of resources and encourage collaboration rather than duplication of similar services.

Collaboration Goal 3: Continue collaborative efforts to evaluate community boundaries, varying levels of governmental responsibility, common necessities, and a better means of public administration in support of most efficient practices.

Objectives:

- a. Hold annual or biannual work sessions with adjacent communities and organizations to work to better understand the common goals, future interests, and desired level of involvement in collaborative efforts.

Chapter 3: Implementation & Maintenance

Section 1 – Action Plan

Plan Update 2022 includes goals and objectives for the City of Hudson to become the community it envisions for itself.

While each goal and objective is important to achieve the City of Hudson's vision, it is critical to set priorities among the strategies. These priorities will lay the foundation for developing future capital improvement plans and annual departmental work plans for the City and will help with organizing and prioritizing future implementation efforts. The Action Plan provides a means for working through a variety of immediate, short- and long-range issues with other agencies, jurisdictions, and stakeholders by articulating a concept, premise, or position to start constructive discussion and completion.

Implementation Priorities

Throughout the course of developing Plan Update 2022 and past efforts, community input focused on creating a more sustainable community that manages growth, revitalizes the Central Business District, improves community facilities, diversifies and expands economic development and housing, embraces its natural resources, while maintaining and enhancing the small-town atmosphere of Hudson – not a small task. Listed below are the major implementation efforts to reach the goals community stakeholders and citizens have agreed upon for the future of the City.

Smart Planning Element - Implementation

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.

Hudson's Action Plan

AGRICULTURAL & NATURAL RESOURCES GOAL 1: PRESERVE, PROTECT, AND FIND ALTERNATIVE USES FOR THE NATURAL RESOURCES IN THE COMMUNITY.

Objective 1: Prohibit development in the floodway.

Lead Role: City Council **Key Partners:** Board of Adjustment, Planning & Zoning Commission **Timeline:** 1 year

Suggested Implementation: 1) Consider creating “green space” – parks, natural vegetation or woodland, or open space – along creekbanks.

Actions: 2) Continue to enforce the City’s flood ordinance.

Objective 2: Maintain a balance between prime agricultural soils and areas of various types of development.

Lead Role: City Council **Key Partners:** Board of Adjustment, Planning & Zoning Commission **Timeline:** 1 year

Suggested Implementation: 1) When reviewing development proposals, consider agricultural factors of the underlying land.

Actions:

Objective 3: In areas of new development, encourage adjacent growth in order to avoid sprawl, and to protect natural resources.

Lead Role: City Council **Key Partners:** Board of Adjustment, Planning & Zoning Commission **Timeline:** 1 year

Objective 4: View Black Hawk Creek as a recreational opportunity.

Lead Role: Parks and Recreation Commission **Key Partners:** City Council, Planning & Zoning Commission, Iowa DNR, Black Hawk County Conservation, Waterloo Leisure Services **Timeline:** 1 – 5 years

AGRICULTURE AND NATURAL RESOURCES GOAL 2: REMAIN SENSITIVE TO THE AGRICULTURAL NATURE OF THE COMMUNITY.

OBJECTIVE 1: CONTINUE TO BALANCE THE INDIVIDUAL RIGHTS OF PROPERTY OWNERS AGAINST BEST INTERESTS OF THE COMMUNITY AS A WHOLE.

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** BOARD OF ADJUSTMENT, PLANNING AND ZONING COMMISSION **TIMELINE:** 1 YEAR

OBJECTIVE 2: BALANCE THE PRODUCTION NEEDS OF THE AGRICULTURAL COMMUNITY AGAINST THE RESIDENTIAL IMPACT SUCH USES IMPOSE AGAINST RESIDENTS, UNDERSTANDING THAT, IN MOST INSTANCES, THE AGRICULTURAL USES PREDATE THE RESIDENTIAL PROPERTY USES.

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** BOARD OF ADJUSTMENT, PLANNING AND ZONING COMMISSION **TIMELINE:** 1 YEAR

HAZARDS GOAL 1: THE CITY OF HUDSON SHOULD CONTINUE TO PARTICIPATE IN THE BLACK HAWK COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

GOAL 1: MINIMIZE TO THE GREATEST POSSIBLE EXTENT THE NUMBER OF INJURIES AND/OR LOSS OF LIFE ASSOCIATED WITH ALL IDENTIFIED HAZARDS-SPECIAL ATTENTION TO BE GIVEN SPECIFICALLY TO THE HAZARD OF FLOODING.

GOAL 2: REDUCE OR ELIMINATE PROPERTY DAMAGE DUE TO THE OCCURRENCE OF DISASTERS.

GOAL 3: IDENTIFY WAYS THAT RESPONSE OPERATIONS, IN THE EVENT OF A DISASTER, CAN BE IMPROVED.

GOAL 4: RETURN THE COMMUNITY TO EITHER PRE-DISASTER OR IMPROVED CONDITIONS IN A TIMELY MANNER IN THE WAKE OF A DISASTER.

GOAL 5: DEVELOP STRATEGIES THAT CAN BE USED TO REDUCE THE COMMUNITY'S OVERALL RISK TO THE NEGATIVE EFFECTS OF NATURAL, TECHNOLOGICAL, AND MAN-MADE DISASTERS.

GOAL 6: REVIEW THE PLAN DOCUMENT ON AN ANNUAL BASIS TO CHECK FOR COMPLIANCE WITH THE PLAN GOALS AND PROGRESS IN ACHIEVING THE MITIGATION STRATEGIES.

GOAL 7: CONTINUE TO SUPPORT THE INCORPORATION OF THE CITY INTO THE BLACK HAWK COUNTY MULTI-JURISDICTIONAL HAZARDS MITIGATION PLAN.

HAZARDS GOAL 2: CONTINUE TO ENFORCE THE CITY'S FLOODPLAIN ORDINANCE

OBJECTIVE 1: CONTINUE PARTICIPATION IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) NATIONAL FLOODPLAIN INSURANCE PROGRAM.

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** FLOODPLAIN MANAGER, IOWA DNR, FEMA **TIMELINE:** 1-5 YEARS

OBJECTIVE 2: SEEK BUYOUT OPPORTUNITIES FOR REPETITIVE LOSS PROPERTIES IN THE FLOODPLAIN.

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** FLOODPLAIN MANAGER, IOWA DNR, FEMA **TIMELINE:** 1-5 YEARS

OBJECTIVE 3: CONTINUE TO INVEST IN AND SEEK OUT OPPORTUNITIES TO MITIGATE THE EFFECTS OF FLOODING IN THE COMMUNITY.

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** FLOODPLAIN MANAGER, IOWA DNR, FEMA **TIMELINE:** 1-20 YEARS

OBJECTIVE 4: ENCOURAGE CERTIFICATION AND CONTINUED EDUCATION FOR FLOODPLAIN MANAGERS.

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** FLOODPLAIN MANAGER, IOWA DNR, FEMA **TIMELINE:** 1-5 YEARS

OBJECTIVE 5: ACTIVELY PURSUE OPPORTUNITIES TO BOOST THE COMMUNITY'S FEMA COMMUNITY RATING SYSTEM (CRS).

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** FLOODPLAIN MANAGER, IOWA DNR, FEMA **TIMELINE:** 1-5 YEARS

COMMUNITY CHARACTER GOAL 1: THE CITY OF HUDSON WILL EMBRACE A SHARED VISION AND MAKE ALL VOICES PART OF THE SOLUTION.

Objective 1: Make a continuous effort to encourage participation of local citizens in City decision-making.

Lead Role: City Council **Key Partners:** All city departments **Timeline:** 1 year

Objective 2: Citizen groups should be invited to take part in the development and implementation of City plans.

Lead Role: City Council **Key Partners:** All city departments **Timeline:** 1 year

Objective 3: Encourage the continued growth of the City's volunteer base.

Lead Role: City Council **Key Partners:** All city departments **Timeline:** 1 year

COMMUNITY CHARACTER GOAL 2: MAINTAIN AN ON-GOING COMPREHENSIVE PLANNING PROCESS IN WHICH INFORMED PUBLIC INPUT IS CONSIDERED AN IMPORTANT ELEMENT.

Objective 1: Conduct surveys that would reflect citizens' views concerning major development projects. The surveys should be targeted towards those persons being affected the most by that particular project.

Lead Role: City Council **Key Partners:** All city departments **Timeline:** 1 year

Objective 2: Educate the public whenever possible.

Lead Role: City Council **Key Partners:** All city departments, Planning & Zoning Commission **Timeline:** 1 year

COMMUNITY CHARACTER GOAL 3: MAINTAIN THOSE ASPECTS OF HUDSON THAT MAKE IT A UNIQUE AND ENJOYABLE PLACE TO LIVE AND IMPROVE THOSE QUALITY-OF-LIFE ASSETS THAT ARE MISSING OR NEED IMPROVEMENT.

Objective 1: Promote downtown as the center of the community and its main hub.

Lead Role: Mayor's Task Force **Key Partners:** City Council, Chamber of Commerce, local businesses **Timeline:** 1 – 5 years

Objective 2: Maintain small town character as a clean, quiet, and friendly community.

Lead Role: City Council **Key Partners:** All departments **Timeline:** 1 year

Objective 3: Maintain and support the community school district.

Lead Role: City Council
Key Partners: All Departments, School Board and Staff, Public Library, Community as a whole
Timeline: Continuous

Suggested Implementation: 1) Promote Hudson's child friendly atmosphere while encouraging innovative approaches to childcare needs.

Actions: 2) Encourage use of the Public Library and its resources, both as an educational facility and as a repository for historical artifacts.

Objective 4: Maintain infrastructure and City services.

Lead Role: Public Works
Key Partners: City Council
Timeline: Continuous

Objective 5: Encourage community events that bring the city together.

Lead Role: City Council
Key Partners: Chamber of Commerce, Economic Development Commission
Timeline: 1 year

Suggested Implementation: 1) Promote and support Hudson Days Festival

Actions: 2) Promote and support the Fire Department Breakfast and Dance

3) Promote and support Hudson Chamber of Commerce events

Objective 6: Support the Mayor's Task Force and Chamber of Commerce.

Lead Role: City Council
Key Partners: Local businesses
Timeline: 1 year

Objective 7: Maintain and support outdoor recreational opportunities, such as the Black Hawk Creek Trail and area parks.

Lead Role: City Council
Key Partners: Parks and Recreation Commission, Planning & Zoning Commission
Timeline: 1 year

OBJECTIVE 8: RECOGNIZE THE CITY'S PROXIMITY TO LOCAL METROPOLITAN AREAS WITH THE RELATED BENEFITS OF UNIVERSITIES, HOSPITALS, SPECIALIZED MEDICAL CARE, AND CULTURAL OPPORTUNITIES.

LEAD ROLE: CITY COUNCIL
KEY PARTNERS: CHAMBER OF COMMERCE, REGIONAL PROVIDERS
TIMELINE: ON-GOING

OBJECTIVE 9: CELEBRATE THE HERITAGE, CULTURE, AND RELIGIOUS INSTITUTIONS WITHIN THE CITY

LEAD ROLE: CITY COUNCIL
KEY PARTNERS: PUBLIC LIBRARY, RELIGIOUS INSTITUTIONS, MUSEUM BOARD
TIMELINE: ON-GOING

COMMUNITY CHARACTER GOAL 4: MAINTAIN AND ACTIVELY IMPROVE EXISTING RECREATIONAL USES AND OPEN SPACES IN THE COMMUNITY.

OBJECTIVE 1: MAINTAIN THE EXISTING PARKS, EQUIPMENT, AND SHELTERS.

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** PARKS AND RECREATION COMMISSION, PARKS AND RECREATION DEPARTMENT, PUBLIC WORKS DEPARTMENT **TIMELINE:** ON-GOING

OBJECTIVE 2: MAINTAIN AND PROMOTE THE BIKE TRAIL INCLUDING CONTINUED EFFORTS TO CONNECT TO THE GREATER METROPOLITAN AREA TRAILS.

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** PARKS AND RECREATION COMMISSION, WATERLOO LEISURE SERVICES, BLACK HAWK COUNTY CONSERVATION **TIMELINE:** 1-5 YEARS

OBJECTIVE 3: INVESTIGATE THE USE OF BLACK HAWK CREEK FOR TRAILS, INCLUDING EQUINE, ATV/UTV, AND WATER USAGES, WHILE BEING CONSCIOUS OF NOT TO DISTURB THE NATURAL BEAUTY OF THE GREENBELT AREA.

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** PARKS AND RECREATION COMMISSION AND DEPARTMENT, IOWA DNR, BLACK HAWK COUNTY CONSERVATION **TIMELINE:** 1-5 YEARS

OBJECTIVE 4: PROMOTE AND MAXIMIZE COMMUNITY USAGE OF THE SOCCER/BASEBALL/SOFTBALL COMPLEX THROUGH CONTINUED COLLABORATION WITH THE SCHOOLS AND OTHER ORGANIZATIONS.

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** PARKS AND RECREATION DEPARTMENT AND COMMISSION, COMMUNITY SCHOOL DISTRICT **TIMELINE:** 1 YEAR

OBJECTIVE 5: CONTINUE TO MONITOR POSSIBLE AESTHETIC IMPROVEMENTS TO VACANT AND OPEN SPACES IN THE COMMUNITY, ESPECIALLY IN THE AREA OF THE HIGHWAY 58 CORRIDOR.

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** PARKS AND RECREATION DEPARTMENT AND COMMISSION, ZONING ADMINISTRATOR **TIMELINE:** 1-5 YEARS

COMMUNITY FACILITIES GOAL 1: MAINTAIN AND ENHANCE THE PARKS AND OPEN SPACE IN HUDSON.

Objective 1: Continue to provide maintenance and general upkeep of the existing parks and recreational areas.

Lead Role: Parks and Recreation Commission **Key Partners:** City Council **Timeline:** 1 year

Suggested Implementation: 1) Regularly review the condition of existing parks and recreational areas.

Actions:

Objective 2: Encourage development of diversified recreational activities to meet the needs of all the citizens of Hudson.

Lead Role: Parks and Recreation Commission **Key Partners:** City Council **Timeline:** 1 – 5 years

Suggested 1) Identify the recreational needs of citizens.
Implementation 2) Consider and implement, whenever feasible, recreational activities
Actions: that meet the diverse needs of the community.

Objective 3: Promote the expansion of recreational services such as the golf course, various passive parks, and recreational areas to best utilize environmentally sensitive areas such as the floodplain and certain soil types.

Lead Role: Parks and Recreation Commission
Key Partners: City Council, Planning & Zoning Commission
Timeline: 1 – 5 years

Suggested 1) Consider ways to use Black Hawk Creek more prominently for
Implementation recreation.
Actions: 2) Seek out grants and other opportunities to maintain and expand the City's trail network to the Black Hawk Creek Trail.

COMMUNITY FACILITIES GOAL 2: CONTINUE TO PROVIDE AND SUPPORT QUALITY AND ADEQUATE PUBLIC SERVICES TO RESIDENTS.

Objective 1: Maintain existing 24/7 police force, including providing adequate personnel and equipment to provide for the necessary level of protection to the community.

Lead Role: City Council
Key Partners: Fire rescue, Police
Timeline: 1 year

Objective 2: Continue to encourage recruitment of volunteer firefighters and EMT personnel while providing adequate training and equipment.

Lead Role: City Council
Key Partners: Area Medical providers, Fire and Rescue, the community at large
Timeline: 1 year

Objective 3: Maintain the quality of the public library facility and inventory of books, periodicals, and other materials.

Lead Role: City Council
Key Partners: Library Board and Staff
Timeline: 1 – 5 years

OBJECTIVE 4: WORK TO ASSURE CONTINUED AVAILABILITY OF THE DEPOT MUSEUM AND ITS HISTORICAL ARCHIVES TO RESIDENTS AND VISITORS.

LEAD ROLE: CITY COUNCIL
KEY PARTNERS: STATE HISTORICAL SOCIETY
TIMELINE: 1-5 YEARS

OBJECTIVE 5: MAINTAIN AND RECRUIT, WHEN NECESSARY, THE HIGH-QUALITY PERSONNEL AND STAFF OF THE CITY DEPARTMENTS, INCLUDING PROVIDING ADEQUATE COMPENSATION, FACILITIES AND EQUIPMENT TO ALLOW THE PROPER COMPLETION OF THEIR RESPONSIBILITIES AND DUTIES.

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** CITY DEPARTMENTS AND STAFF **TIMELINE:** ON-GOING

OBJECTIVE 6: MONITOR WEED MANAGEMENT ISSUES IN THE RURAL AREAS OF THE CITY.

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** PARKS AND RECREATION, PUBLIC WORKS **TIMELINE:** ON-GOING

OBJECTIVE 7: MAINTAIN AND EXPAND, WHEN NEEDED, FACILITIES THAT PROVIDE VITAL COMMUNITY SERVICES.

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** CITY DEPARTMENTS AND STAFF **TIMELINE:** ON-GOING

- SUGGESTED IMPLEMENTATION ACTIONS:**
- 1) INVESTIGATE THE NEED TO IMPROVE CITY FACILITIES.
 - 2) CONSIDER EXPANDING PUBLIC WORKS FACILITIES.

PUBLIC INFRASTRUCTURE AND UTILITIES GOAL 1: CONTINUE TO PROVIDE QUALITY UTILITIES AND SERVICES TO ASSURE ADEQUATE AND EFFICIENT INFRASTRUCTURE TO ALL PERSONS IN THE COMMUNITY.

Objective 1: Assess on a regular basis the community's sewer and water systems' capacities in light of meeting the needs of the future population, as well as complying with ever-changing regulations.

Lead Role: Public Works **Key Partners:** City Council, Utility Providers **Timeline:** 1 year

- Suggested Implementation Actions:**
- 1) Evaluate the need to upgrade wastewater treatment facilities and infrastructure.
 - 2) Consider implementing additional policies and programs to prevent degradation and contamination of sewer and water systems.
 - 3) Maintain compliance with regulations.
 - 4) Take measures to ensure that existing water mains are sufficiently sized to provide adequate fire suppression services to the community.
 - 5) Maintain and improve the storm sewer system, including integration of new development into the existing system.

Objective 2: Continue to monitor local street conditions and provide for street improvements through long range street improvement projects.

Lead Role: Public Works **Key Partners:** City Council, Iowa DOT **Timeline:** 1 – 5 years

- Suggested Implementation Actions:**
- 1) Consider streetscape and beautification projects that improve the appearance of streets and their surroundings.

Objective 3: Monitor sidewalk maintenance and enforce existing inspection and repair programs.

Lead Role: Public Works **Key Partners:** Building Official, Parks and Recreation Department **Timeline:** 1 year

Objective 4: Utilize an adopted Capital Improvements schedule which will provide for a general upgrade of the community's overall infrastructure.

Lead Role: City Council **Key Partners:** Public Works **Timeline:** 1 – 5 years

Suggested Implementation Actions: 1) Review and revise the Capital Improvements schedule, as needed, to take into account changing regulatory requirements and necessary projects.

Objective 5: Work with utility providers on extending services and infrastructure as capacity and demand allow.

Lead Role: Public Works **Key Partners:** Utility providers **Timeline:** 5 – 10 years

OBJECTIVE 6: MONITOR EXISTING ELECTRICAL, GAS, TELEPHONE, AND INTERNET SERVICE OPTIONS TO ASSURE RESIDENTS ACCESS TO QUALITY SERVICE FOR EXISTING AND FUTURE NEEDS

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** RESIDENTS, UTILITY PROVIDERS **TIMELINE:** 1-5 YEARS

OBJECTIVE 7: CONTINUE TO EVALUATE THE NECESSITY OF A WATER TOWER TO SUPPLY THE NORTHERN TIER.

LEAD ROLE: CITY COUNCIL **KEY PARTNERS:** PUBLIC WORKS **TIMELINE:** 1-5 YEARS

HOUSING GOAL 1: MAXIMIZE THE OPPORTUNITY FOR DIVERSIFIED CHOICE IN RESIDENTIAL LIVING WHILE MAINTAINING A PLEASANT COMMUNITY ENVIRONMENT.

Objective 1: Provide a diversity of housing for the existing and potential residents of Hudson.

Lead Role: City Council **Key Partners:** Planning & Zoning Commission, Developers **Timeline:** 1 – 5 years

Suggested Implementation Actions:

- 1) Consider and research options for additional senior housing.
- 2) In addition to traditional single-family developments, consider ways to provide housing for younger families.
- 3) Encourage more attainable housing options, especially for those families with school age children.
- 4) Encourage multi-family housing units, manufactured home options, and a mix of rental and owner-occupied dwellings.

- 5) Review the zoning ordinance to consider allowing more flexibility in housing, such as setbacks, lot sizes, density, etc.

HOUSING GOAL 2: IMPROVE THE QUALITY OF THE COMMUNITY'S HOUSING.

Objective 1: Provide for high-quality, durable construction through the enforcement of the uniform building codes.

Key Roles: Community Development Department
Key Partners: Building Inspector, City Council, Contractors
Timeline: 1 year

Suggested Implementation Actions:

- 1) Ensure that building codes are up-to-date and enforced.
- 2) Consider changes to codes that would improve the quality of housing.

Objective 2: Provide options for existing housing to be renovated.

Key Roles: City Council
Key Partners: Community Development, Planning and Zoning
Timeline: 1 – 5 years

Suggested Implementation Actions:

- 1) Consider incentives for homeowners to renovate or improve their home's quality.
- 2) Identify and apply for programs for assisting the community with this goal.

OBJECTIVE 3: DEVELOP NEW HOUSING AREAS CONCURRENTLY WITH THE CITY'S ABILITY TO CONCURRENTLY PROVIDE NECESSARY SERVICES, SUCH AS WATER, SANITARY AND STORM SEWER, AND POLICE AND FIRE PROTECTION.

KEY ROLES: CITY COUNCIL
KEY PARTNERS: COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING AND ZONING COMMISSION
TIMELINE: ON-GOING

OBJECTIVE 4: CONSIDER IMPLEMENTATION OF A RESIDENTIAL RENTAL INSPECTION PROGRAM TO MAINTAIN THE QUALITY AND AVAILABILITY OF ATTAINABLE HOUSING.

KEY ROLES: CITY COUNCIL
KEY PARTNERS: BUILDING INSPECTOR, PROPERTY OWNERS
TIMELINE: 1-5 YEARS

HOUSING GOAL 3: CONTINUE TO UTILIZE AND REFERENCE THE CITY'S 2017 HOUSING NEEDS ASSESSMENT AS A TOOL TO AID IN FUTURE LAND USE DECISIONS.

GOAL 1: PROMOTE HOUSING DEVELOPMENT IN A RANGE OF SIZES, STRUCTURE TYPES, AND PRICE POINTS, INCLUDING RENTAL AND OWNER UNITS, STARTER HOMES, MULTI-FAMILY HOUSING, AND HIGHER-END HOMES.

GOAL 2: MAINTAIN AND IMPROVE THE QUALITY AND APPEARANCE OF HUDSON'S EXISTING HOUSING STOCK.

GOAL 3: ENCOURAGE RESIDENTIAL AND COMMERCIAL DEVELOPMENT PATTERNS THAT PRESERVE HUDSON'S RURAL CHARACTER AND NATURAL ENVIRONMENT.

GOAL 4: PROMOTE RESIDENTIAL AND BUSINESS DEVELOPMENT IN A COORDINATED MANNER.

ECONOMIC DEVELOPMENT GOAL 1: FOCUS ON ECONOMIC DEVELOPMENT AND MAINTAIN A STRONG CENTRAL BUSINESS DISTRICT.

OBJECTIVE 1: RECOGNIZE THE SIGNIFICANT INVESTMENT THE COMMUNITY HAS MADE IN THE CENTRAL BUSINESS DISTRICT

LEAD ROLES: CITY COUNCIL **KEY PARTNERS:** MAYOR'S TASK FORCE, CHAMBER OF COMMERCE, LOCAL BUSINESS OWNERS **TIMELINE:** 1-5 YEARS

Objective 2: Encourage improvements to existing buildings and continue to seek new occupants for those that are vacant.

Lead Roles: City Council **Key Partners:** Mayor's Task Force **Timeline:** 1 – 5 years

Suggested Implementation 1) Consider programs to improve the physical appearance of buildings.

Actions:

Objective 3: Continue to support the Mayor's Task Force and Chamber of Commerce.

Lead Roles: City Council **Key Partners:** Chamber of Commerce, Local businesses **Timeline:** 1 year

Suggested Implementation 1) Fill vacancies on the Mayor's Task Force and maintain members.
2) Identify educational opportunities and programs for the Mayor's

Actions: Task Force and Chamber of Commerce members.

Objective 4: Prioritize the promotion of business retention and expansion of Hudson's existing businesses and industries.

Lead Roles: City Council **Key Partners:** Mayor's Task Force, Chamber of Commerce **Timeline:** 1 – 5 years

Suggested Implementation 1) Consider providing programs and incentives beyond building improvements that may help businesses stay competitive.

Actions: 2) Identify the needs of local businesses regarding expansion.

Objective 5: Continue to seek out relocating and expanding businesses.

Lead Roles: City Council **Key Partners:** Mayor's Task Force, Chamber of Commerce, Community Development Department **Timeline:** 1 – 5 years

Suggested Implementation 1) Consider implementing infrastructure improvements that would provide incentives for businesses to locate in the City.

Actions:

Objective 6: Promote development in areas where transportation access, parking needs, lighting and related commercial aspects will not adversely affect neighboring residential property owners.

Lead Roles: City Council
Key Partners: Community Development Department, Planning and Zoning Commission, Board of Adjustment, Mayor's Task Force
Timeline: 1 year

Objective 7: Develop an industrial park that is large enough to accommodate expansion and relocation of other businesses and industries.

Lead Roles: City Council
Key Partners: Mayor's Task Force, Planning & Zoning Commission
Timeline: 5 – 10 years

Suggested Implementation Actions:

- 1) Utilize the City's existing proximity to interstate access.
- 2) Promote development opportunities in the Highway 63 corridor.

Objective 8: Improve job readiness and skills of City citizens and workers.

Lead Roles: Economic Development Commission
Key Partners: Schools and colleges
Timeline: 1 – 5 years

Suggested Implementation Actions:

- 1) Work with institutions, such as Hudson Community School District, Hawkeye Community College, and the University of Northern Iowa, to improve access to job training and education.

TRANSPORTATION GOAL 1: PROVIDE AN EFFICIENT TRANSPORTATION SYSTEM FOR ORDERLY DEVELOPMENT OF THE COMMUNITY, WHILE MAINTAINING SAFETY AND ECONOMY.

Objective 1: Require that new developments conform to the existing street system or show that the changes will be an improvement.

Lead Roles: Planning & Zoning Commission
Key Partners: City Council, Public Works
Timeline: 1 year

Objective 2: Investigate future locations of streets to ensure an orderly growth which is consistent with the values and objectives of the community.

Lead Roles: Planning & Zoning Commission
Key Partners: City Council, Public Works
Timeline: 1 year

Objective 3: Maintain the City's existing streets in good repair by developing an annual repair strategy.

Lead Roles: City Council **Key Partners:** Public Works Department, Iowa DOT **Timeline:** On-going

Objective 4: Continue to monitor the speed and safety of traffic through the city.

Lead Roles: Police Department **Key Partners:** Iowa DOT **Timeline:** On-going

Objective 5: Monitor safety issues as related to school crossings for Highway 58.

Lead Roles: Police Department **Key Partners:** Safe Routes to School Coordinator, Hudson Community School District, Iowa DOT **Timeline:** On-going

Suggested Implementation Actions: 1) Maintain communication with Safe Routes to School Coordinator.

Objective 6: Maximize the benefits of linkages (Highway's 63 and 58) connecting Hudson.

Lead Roles: City Council **Key Partners:** Planning & Zoning Commission **Timeline:** 1 – 5 years

Objective 7: Capitalize on the proximity to the Waterloo/Cedar Falls metropolitan area.

Lead Roles: City Council **Key Partners:** Regional Transit Commission **Timeline:** 1 – 5 years

Suggested Implementation Actions: 1) Investigate transit options to Waterloo/Cedar Falls.

2) Pursue additional public transit through Met Transit and OnBoard Public Transit.

Objective 5: Improve sidewalk connections in the city.

Lead Roles: City Council **Key Partners:** Planning & Zoning Commission, Public Works **Timeline:** 1 -5 years

Suggested Implementation Actions: 1) Study gaps in sidewalk coverage and the state of repair of existing sidewalks.

LAND USE GOAL 1: MAINTAIN ORDERLY GROWTH AND DEVELOPMENT TO ENSURE THAT THE LAND IN HUDSON IS USED IN THE MOST ADVANTAGEOUS WAY TO BENEFIT THE COMMUNITY AS A WHOLE.

Objective 1: Implement the zoning ordinance, subdivision ordinance, and urban renewal and TIF plan.

Lead Roles: Planning & **Key Partners:** City Council **Timeline:** 1 year

Zoning
Commission

Objective 2: Encourage new construction using vacant lots in existing residential, commercial, and industrial areas where possible. In areas of new development, encourage adjacent growth in order to avoid wasted land.

Lead Roles: Planning & Zoning Commission
Key Partners: City Council
Timeline: 1 year

Suggested Implementation Actions:
 1) Promote downtown redevelopment.
 2) Promote new types of development that fit with the community's character and its land constraints.

Objective 3: Revise the City's adopted development ordinance as needed and develop any other measures desired by the citizens to maintain the general welfare and provide direction for community development.

Lead Roles: Planning & Zoning Commission
Key Partners: City Council
Timeline: 1 year

Objective 4: Update the Hudson Comprehensive Plan as needed, review modifications or changes in city policy and incorporate them as amendments to this Plan.

Lead Roles: Planning & Zoning Commission
Key Partners: City Council, All city departments
Timeline: 1 year

Suggested Implementation Actions:
 1) Review the Comprehensive Plan once a year to evaluate the City's performance in accomplishing the Plan's goals.

EFFICIENCY, TRANSPARENCY, CONSISTENCY GOAL 1: PROVIDE A FRAMEWORK AROUND WHICH LAND USE DECISIONS CAN BE MADE IN ACCORDANCE WITH PRACTICES OF GOOD PLANNING FOR ORDERLY, COMPATIBLE, COMPREHENSIVE DEVELOPMENT.

OBJECTIVE 1: DEVELOP A FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM FOR THE ENTIRE COMMUNITY.

LEAD ROLES: CITY COUNCIL
KEY PARTNERS: ALL CITY DEPARTMENTS AND COMMISSIONS
TIMELINE: 1-5 YEARS

OBJECTIVE 2: EMPHASIZE CONSISTENCY IN CITY DECISION-MAKING.

LEAD ROLES: CITY COUNCIL **KEY PARTNERS:** ALL CITY DEPARTMENTS AND COMMISSIONS **TIMELINE:** ON-GOING

OBJECTIVE 3: IDENTIFY POTENTIAL PARTNERING OPPORTUNITIES WITH OTHER LOCAL GOVERNMENTS, AGENCIES, AND ORGANIZATIONS.

LEAD ROLES: CITY COUNCIL **KEY PARTNERS:** AREA GOVERNMENTS, AGENCIES, AND ORGANIZATIONS **TIMELINE:** 1 YEAR

OCCUPATIONAL DIVERSITY GOAL 1: THE CITY SHOULD ENCOURAGE AND PROMOTE A WIDE VARIETY OF BUSINESS DEVELOPMENT AND EXPANSION OPPORTUNITIES.

OBJECTIVE 1: PROMOTE ZONING PRACTICES THAT ENCOURAGE A MIXED-USE MODEL FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT, WHERE APPROPRIATE.

LEAD ROLES: CITY COUNCIL **KEY PARTNERS:** COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING AND ZONING COMMISSION **TIMELINE:** 1-5 YEARS

OBJECTIVE 2: WORK WITH AREA AGENCIES, SCHOOL DISTRICTS, BUSINESSES, COLLEGES, AND NEIGHBORING COMMUNITIES TO DETERMINE THE NECESSITY FOR VARIOUS CRAFTS, SKILLS AND TRADES TO FIND SUITABLE AVENUES TO FILL POSITIONS AND TRAIN INDIVIDUALS TO AID ATTRACTION AND RETENTION.

LEAD ROLES: CITY COUNCIL **KEY PARTNERS:** AREA EDUCATION AGENCIES, BUSINESSES, CHAMBER OF COMMERCE, MAYOR'S TASK FORCE **TIMELINE:** 1-5 YEARS

SUSTAINABLE DESIGN GOAL 1: THE HUDSON COMPREHENSIVE PLAN SHOULD SERVE AS A GUIDE FOR MAKING FUTURE LAND USE DECISIONS.

OBJECTIVE 1: LAND USE DECISIONS SHOULD BE MADE IN ACCORDANCE WITH SOUND PLANNING PRACTICES, DESIGN, AND IMPLEMENTATION TOOLS. SOUND PLANNING PRACTICES INCLUDE SEPARATION OR MITIGATION OF INCOMPATIBLE LAND USES WITHIN THE COMMUNITY AND REQUIRING ADEQUATE PUBLIC FACILITIES AND UTILITIES BEFORE GROWTH CAN OCCUR.

LEAD ROLES: CITY COUNCIL **KEY PARTNERS:** COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING AND ZONING COMMISSION **TIMELINE:** ON-GOING

OBJECTIVE 2: ADEQUATE PUBLIC SERVICES SHOULD BE PROVIDED TO MEET THE NEEDS OF THE COMMUNITY.

LEAD ROLES: CITY COUNCIL **KEY PARTNERS:** COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING AND ZONING COMMISSION, PUBLIC WORKS, POLICE AND FIRE DEPARTMENTS **TIMELINE:** 5 YEARS

OBJECTIVE 3: THE COMMUNITY SHOULD WORK TO ENSURE THAT ADEQUATE TRANSPORTATION, WATER, SEWER, AND STORM SEWER INFRASTRUCTURE IS MADE AVAILABLE TO RESIDENTS.

LEAD ROLES: CITY COUNCIL **KEY PARTNERS:** PUBLIC WORKS **TIMELINE:** 1-5 YEARS

OBJECTIVE 4: THE CITY SHOULD ENCOURAGE APPROPRIATE DENSITY AND DEVELOPMENT OF LAND, SUCH THAT OVERCROWDING DOES NOT OCCUR.

LEAD ROLES: CITY COUNCIL **KEY PARTNERS:** COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT **TIMELINE:** ON-GOING

OBJECTIVE 5: DEVELOPMENT SHOULD BE FOCUSED ON AREAS OF INFILL TO MAXIMIZE THE COMMUNITY'S EXISTING INFRASTRUCTURE.

LEAD ROLES: CITY COUNCIL **KEY PARTNERS:** COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING AND ZONING COMMISSION, PUBLIC WORKS **TIMELINE:** ON-GOING

OBJECTIVE 6: GROWTH SHOULD BE BALANCED, IN TERMS OF USE AND LOCATION, WITHIN THE COMMUNITY.

LEAD ROLES: CITY COUNCIL **KEY PARTNERS:** COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING AND ZONING COMMISSION **TIMELINE:** ON-GOING

SUSTAINABLE DESIGN GOAL 2: CONSIDERATION SHOULD BE GIVEN TO THE FOLLOWING FACTORS FOR EACH PROPOSAL FOR DEVELOPMENT.

- FACTORS FOR CONSIDERATION**
- 1) PUBLIC HEALTH, WELFARE, AND SAFETY FACTORS
 - 2) CONSISTENCY WITH THIS PLAN
 - 3) IMPACTS ON ADJACENT PROPERTY VALUES
 - 4) DENSITY AND/OR INTENSITY OF THE PROPOSED USE
 - 5) TRAFFIC GENERATION AND FLOW PATTERNS
 - 6) ABILITY OF THE CITY TO PROVIDE PUBLIC SERVICES AND PUBLIC WORKS INFRASTRUCTURE
 - 7) INFRASTRUCTURE DEMANDS OF THE PROPOSED USE
 - 8) SURROUNDING LAND USES
 - 9) IMPACT ON ENVIRONMENTALLY SENSITIVE AREAS
 - 10) LANDSCAPING, GENERAL DESIGN, AND AESTHETIC CONSIDERATIONS
 - 11) OTHER FACTORS AFFECTING THE GENERAL PURPOSE AND INTENT OF THE PLAN

LEAD ROLES: CITY COUNCIL **KEY PARTNERS:** COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING AND ZONING COMMISSION **TIMELINE:** ON-GOING

REVITALIZATION GOAL 1: THE ECONOMIC VIABILITY AND IMAGE OF THE CENTRAL BUSINESS DISTRICT (CBD) SHOULD CONTINUE TO BE A PRIORITY FOR THE CITY OF HUDSON.

OBJECTIVE 1: CONTINUE TO EXPLORE OPPORTUNITIES THAT ENCOURAGE INVESTMENT AND STRENGTHEN THE VITALITY OF THE CENTRAL BUSINESS DISTRICT.

LEAD ROLES: CITY COUNCIL **KEY PARTNERS:** THE MAYOR'S TASK FORCE, CHAMBER OF COMMERCE **TIMELINE:** 1-5 YEARS

REVITALIZATION GOAL 2: CONVERT AREAS OF BLIGHT OR DANGEROUS AND DILAPIDATED PROPERTIES TO AREAS SUITABLE FOR REDEVELOPMENT OR REVITALIZATION.

LEAD ROLES: CITY COUNCIL **KEY PARTNERS:** COMMUNITY DEVELOPMENT DEPARTMENT **TIMELINE:** 1-5 YEARS

COLLABORATION GOAL 1: WHENEVER FEASIBLE, COMMUNITY DEVELOPMENT PLANS SHOULD BE COORDINATED WITH THOSE OF ADJACENT COMMUNITIES AND/OR OVERLAPPING JURISDICTIONS, INCLUDING STATE AND FEDERAL AGENCIES.

Objective 1: Work with neighboring jurisdictions, in the interests of all involved, to find workable solutions that are mutually beneficial.

Lead Roles: City Council **Key Partners:** All city departments, Neighboring Jurisdictions **Timeline:** 1 – 5 years

Objective 2: Publicize existing and proposed collaborations to encourage utilization and cooperation.

Lead Roles: City Council **Key Partners:** All city departments **Timeline:** 1-5 years

Collaboration Goal 2: A collaborative effort could be made to create a platform (social media, website inclusion, etc.) that highlights past collaborations, future efforts, and incorporates a database of regional jurisdictions, and partnerships involved in the betterment of the community.

Objective 1: Provide a more efficient and inclusive network of area stakeholders with like interests.

Lead Roles: City Council **Key Partners:** All city departments, Area agencies **Timeline:** 1 year

Objective 2: Promote awareness of resources and encourage collaboration rather than the duplication of similar services.

Lead Roles: City Council **Key Partners:** All city departments **Timeline:** 1 year

Collaboration Goal 3: Continue collaborative efforts to evaluate community boundaries, varying levels of governmental responsibility, common necessities, and a better means of public administration in support of most efficient practices.

Objective 1: Hold annual or bi-annual work sessions with adjacent communities and organizations to work to better understand the common goals, future interests, and desired level of involvement in collaborative efforts.

Lead Roles: City Council **Key Partners:** All city departments **Timeline:** 1 year

Implementation Strategies

Many of the identified goals, objectives, and action strategies will only be met through the expenditure of public funds. Achieving the components of the Action Plan should lead to more efficient use of both public and private resources. Each project should be viewed with the full range of funding alternatives and technical assistance available to it before action is taken. These sources must not only provide sufficient funds to accomplish the goals and action strategies intended, but they should be tapped in ways that are as equitable as possible in balancing costs against benefits received.

Another method for implementing the elements of the Plan Update 2022 could be developed through a system of incentives and compensation. The benefits and costs involved in the achievement of public objectives should be considered, which are equitable to the individual and to the general public. Specific steps should be taken to enable progress to be made in each area of the plan.

Section 2 – Plan Maintenance

Plan Update 2022 is designed to be a working document. Its adoption by the City Council is not the end of the community's long-range planning effort, but rather the means by which the city will see responsible growth occur. City staff, citizens, and the private sector will use Plan Update 2022 as a dynamic tool to manage growth over the next ten to fifteen years to protect the high quality of life and foster a healthy economy for Hudson.

A relevant, up-to-date plan is a critical element to ongoing planning success. To maintain public and private sector confidence, evaluation and modifications based on sound judgments should be made to the planning document as necessary. The Plan must be current. Therefore, the City Council of Hudson may, from time-to-time, want to consider amendments or updates to this Plan, including any and/or all of the maps, tables, and/or illustrations.

Continued Participation and Leadership

Broad public support and involvement are required as a prerequisite to the development and use of virtually any implementation policy or program. If adequate support is to be developed, a vigorous and continuing program of discussion, education, and participation must be carried on. Moreover, people who are in a position to understand the needs of the city and ways of meeting those must take the initiative to stimulate the interest and the understanding that must be involved to assure that support and action is developed.

To produce the levels of consensus required, vigorous and continuing public involvement will be required in such areas as:

1. Detailing of plans and proposals to clarify their impact on specific areas, groups, and individuals;
2. Development of specified implementation activities and organization arrangements; and

3. Continued monitoring and interpretation of the Plan.

Amendment Process

In order to consider an amendment or update to this plan, first the Planning and Zoning Commission shall consider the proposed amendment and conduct a properly noticed hearing, notice of which shall be published once, not less than seven (7) nor more than twenty (20) days before the date of the hearing, in a newspaper with local circulation. The Commission shall make a recommendation on the proposed amendment or update, after the public hearing. Said recommendation of the Commission shall be carried by an affirmative vote of a simple majority of its members. The Commission shall send its recommendation, either for approval or denial of the proposed amendment or update, to the City Council for consideration.

After receiving the recommendation from the Planning and Zoning Commission, the City Council shall also hold a properly noticed public hearing on the proposed amendment. The notice shall follow the same publication guidelines as those prescribed for the Commission above. The City Council is authorized to make the final decision, including alterations to the amendment or update prior to adoption. Adoption shall require an affirmative vote of a simple majority of the membership of the Council.