

DRAFT

**2014 CITY OF EVART, MICHIGAN
MASTER PLAN
SEPTEMBER 2014**

DRAFT

PREPARED BY THE CITY OF EVART PLANNING COMMISSION
WITH THE ASSISTANCE OF THE WEST MICHIGAN REGIONAL
PLANNING COMMISSION

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- Eric Schmidt, Mayor
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- Ralph Carlson, Council Member
- Gregg Sherman, Council Member
- Charles Walter, Council Member

INTRODUCTION

The development of the *2014 City of Ewart Master Plan* was a joint effort involving the citizens of the City of Ewart, the Ewart City Council, the Ewart Planning Commission, staff from the City, the West Michigan Regional Planning Commission, and many other groups and individuals.

The last plan, *City of Ewart, Osceola County, Michigan, Master Plan*, was adopted in 2001 and served the City well.

The *2014 City of Ewart Master Plan* is intended to be a living document to guide the City into the future, with a comprehensive review scheduled for 2019. An annual review of goals and actions is built into the planning process, with a requirement that the Planning Commission review progress each January.

The City developed this plan allowing a variety of public input to insure that issues were identified by a range of people and institutions. People were interviewed, public workshops were presented, an informal survey was performed, and a public hearing was held after appropriate review periods were provided.

All of these efforts led to the identification of issues and the development of goals, actions, and the overall vision for the City Ewart's preferred future.

EXECUTIVE SUMMARY

This Master Plan was developed between 2012 and 2014 by a wide variety of individuals and organizations. The process was a joint effort that involved the City of Evert Planning Commission, the City Council, City Staff, and the West Michigan Regional Planning Commission. The process allowed for a wide variety of public input – including workshops, interviews, open meetings, and a public hearing.

The Master Plan includes a preferred vision for the City’s future, issues, goals, and actions to guide the City towards the goals and the preferred vision. The Plan also includes maps, a description of the area’s population, projections, a land use inventory, and a future land use map. The goals, which are the most important outcome of the planning process, are listed below:

PLANNING PROCESS

Introduction

The City of Evart updated its Master Plans beginning in 2012. The previous Master Plan for the City was adopted in 2001.

The document presents the preferred future of the City in an easy to comprehend format. Goals of the process included updating information, decreasing repetition, and making the document more interesting and easier to understand. The City had a productive and energetic planning commission that understood its role in planning for the City's future and was interested in creating a document that includes steps to guide them through implementation of the Plan.

The update process was a coordinated effort involving a number of people and organizations including the West Michigan Regional Planning Commission (WMRPC), Evart's Planning Commission and City Council, City Staff, and others from across Osceola County. The Planning Commission was responsible for adopting the Master Plan. A review period allowed each of the surrounding communities and Osceola County with opportunities to comment on the Master Plan.

The Planning Process included several opportunities for public input, including Key Person Interviews, Public Input Workshops, one public hearing, and opportunities to comment on the Master Plan at regularly scheduled Planning Commission Meetings.

The following actions represent the steps used to prepare the Master Plan for the City of Evart.

Action 1 – Introduction

The WMRPC reviewed the work program with the Planning Commission to ensure everyone agreed to the established planning process and the anticipated outcome of the process. During this action the City established a list of key people to interview. The WMRPC set target schedules for completing the Master Plan. Also, the WMRPC notified all of the necessary entities to let them know of the planning process.

The WMRPC met with the Planning Commission (twice) and City Council (once) prior to beginning the planning process to gain an understanding of what the City hoped to accomplish by updating the Master Plan.

Action 2 – Community Description

The WMRPC developed an updated Community Description that includes a description of the City's physical (natural and built) features, programs, and demographic information.

The physical features include a variety of information, but the WMRPC primarily used the existing text to describe the City’s physical features – since it has not changed a lot since 2001. Some additional information includes topographic information and the general location of floodplains.

Community facilities are described in this section and include updated information on parks, the area’s transportation network, public facilities (City, School, County, and other), and the City’s public and private utilities.

The WMRPC developed text describing the City’s existing land uses that includes general locations, acreage for each category, and relationships between categories. The WMRPC determined if the current categories adequately describe the various uses. Additionally, the WMRPC worked towards creating identical categories for both existing and future land uses so that changes could be tracked.

The WMRPC also developed summary descriptions of the surrounding townships and Osceola County for comparison.

The WMRPC developed the necessary maps for the community description. Maps include a location map, a natural features map that includes information related to water features and topography, a community facilities map that includes utilities and service areas, a transportation map, and an existing land use map (with acreage calculations for each category).

The next major portion of this action describes demographic features – taken primarily from the 2010 U.S. Census of Population. This section describes the City’s existing population and provides information about the City, the surrounding townships, Osceola County, and Michigan for comparison. The plan includes population features including age and sex distribution, racial distribution, people with physical disabilities, types of households, employment, and income information. The Plan also describes the City’s housing based on census information and other information.

Action 3 – Public Participation

Public participation was solicited using a variety of techniques and was a team-effort between Evert and the WMRPC.

The WMRPC conducted Key Person surveys at the beginning of the planning process to gain a better understanding of issues. The WMRPC conducted these one-on-one surveys in the City Offices. Each survey took between 20 and 30 minutes and consisted of four open-ended questions related to the City’s strengths, weaknesses, opportunities and threats. The Planning Commission provided the list of Key People to interview. The WMRPC contacted the people to set interview times. Those wishing to participate that could not attend a session could respond in writing. These interviews helped identify broad issues facing Evert. The WMRPC prepared summaries of the interviews that show

issues identified during the process. A list of people interviewed is included, but responses are not linked to individuals.

The WMRPC also facilitated an issue identification workshop, but attendance was poor and limited information was obtained from the workshop.

Additional opportunities for public input included input sessions that were part of regularly scheduled Planning Commission meetings and the required public hearing at the end of the planning process.

Action 4 – Community Goals and Objectives

The WMRPC reviewed the strategies established in the current Master Plan at a meeting with the Planning Commission to determine which goals were still relevant and to determine what changes are necessary. The WMRPC worked with the Planning Commission to develop up-to-date strategies to implement the Master Plan. The WMRPC also helped develop a Vision Statement to identify a brief picture of the “ideal” future for the City in the year 2030. The statement identifies target population, housing, employment, recreation, services and other details of the City’s future. The section also identifies a complete list of issues developed by WMRPC with the assistance of Key Person Interviews and other input.

The WMRPC also developed population and housing projections during this Action based on past trends and the City’s goals (since the goals will influence the future population and housing distribution). Projections include overall population projections, household distribution, overall housing numbers, and housing type distribution.

Action 5 – Future Land Use Plan

The WMRPC developed a future land use plan based on current conditions and trends, the issues and goals established in Action 4, and generally accepted planning principles. The WMRPC prepared a Future Land Use Map for review, based largely on the current Plan and discussion with the Planning Commission. The Future Land Use Plan consists of a map and text describing the map and the rationale behind the decisions. The same level of detail and categories used in the existing land use inventory was used to develop this portion of the plan.

Each member of the Planning Commission received a draft of the plan.

Action 6 – Planning Commissions Review

The Planning Commission reviewed the draft of the Master Plan to this point. The Planning Commission revised the Draft at special work sessions. During this Action the Planning Commission met to develop ideas and questions. This provided opportunities to critique the Plan in an open and familiar environment. The Planning Commission developed a list of changes and questions for WMRPC to answer at a Review Session.

Action 7 – Finalize Plan

The WMRPC developed a Final Draft of the Plan based on the Planning Commission’s comments in Action 6. The Final Draft of the Plan contained an up-to-date Future Land Use Map, a complete list of Goals, and a variety of text, tables and maps supporting the Plan. The WMRPC presented twenty (20) copies of the plan for community review. Some of these copies were forwarded to the surrounding townships and the Osceola County Planning Commission for their review.

Action 8 – Community Adoption

Prior to adopting the Master Plan, the City forwarded copies of the Draft Plan to the adjacent townships and the Osceola County Planning Commission for their review and advisory comments. But, prior to distributing the draft plans, the Planning Commission presented the Plan to the City Council, who approved distribution of the Plan.

After the comment period, a public hearing was held. Notice was published in a newspaper of general circulation not less than 15 days before the hearing. Adoption by the Planning Commission was the final step. The WMRPC assisted in this process and attended the public hearing, but public notices and mailings were performed by the City.

Action 9 – Plan Preparation

After adoption, the WMRPC printed thirty (30) copies of the final plan.

VISION STATEMENT

The Vision Statement is meant to provide a description of Evert’s preferred future. Since this plan extends to 2030, the Vision Statement provides a look at the City, its residents, and other features in 2030. The Vision Statement follows.

Vision for 2030

The population of Evert reached 2,050 in 2030 as both the City and the surrounding areas grew at healthy and sustainable rates.

The City’s population is served with a well-maintained supply of housing that is made up of primarily traditional single family homes, but also includes multiple family homes and mobile/modular homes. While new housing exists, emphasis on maintenance and code enforcement has kept the older housing stock in good condition.

The City of Evert works with the surrounding townships, the public school district, Osceola County, and the State of Michigan to provide a balanced range of facilities and services that efficiently meet the needs of residents, businesses, and visitors. These facilities and services include public schools, emergency services, parks, roads and sidewalks, and public utilities that allow for the expansion of both residents and businesses.

The City’s parks provide residents with recreation opportunities and attract many visitors to the range of festivals and facilities that the City embraces. The parks include both passive and active recreation opportunities that meet the needs of all age groups.

Evert Public Schools are supported by the residents and are one of the key reasons for the area’s growth and success. Residents recognize that the area’s future depends on a well-educated workforce and have supported necessary improvements over the years.

The City works to provide public safety services to City residents and the residents of Osceola and Evert townships in an efficient manner. Additionally, the City and townships work together on infrastructure needs, planning, and any other efforts where collaboration is essential.

While Osceola County remains a rural area, the City of Evert serves as a job center with a fully developed industrial area, as well as a commercial base that provides jobs and regional shopping opportunities for residents and visitors. The thriving industrial area serves the needs of business and industry. The City’s pedestrian-oriented downtown is attractive and has very few vacancies and the area’s auto-oriented commercial area along US-10 is home to many thriving commercial businesses that serve a market area that extends well beyond the City’s boundaries.

HISTORICAL OVERVIEW OF THE CITY OF EVART (Consolidated from Evert’s Website)

In the 1800s Osceola County was known as “The Land of Green Gold” because of the beautiful timber. Located right in the heart of all the timber sat a little village known as Evert.

In 1850 Mr. Delos Blodgett and Mr. James Stimson came by canoe up the Muskegon River as far as Doc and Tom Creek (just below the Muskegon River Bridge on M-66). They were the first two people (of European descent) in this territory. They came by canoe up the Muskegon River as far as Doc and Tom Creek. The creek was named after these two adventurous men. They looked over the beaver meadows, cut hay for the coming winter, and walked back to Muskegon. In the spring of 1851, they constructed canoes, and when the river broke up, they put in their camp and started down, driving logs before them. Delos Blodgett and James Kennedy selected the village site. Mr. Kennedy built the first sawmill in Evert Township. The second sawmill was built by Charles Lambs; the third by Barlow Davis.

Evert was named in honor of the first soldier who settled in the area, Perry Oliver Everts. Perry O. Everts (Everts’ name was misspelled and that misspelling was allowed to stand) enlisted in the Union Army July 24, 1861, in LaGrange County, Indiana and fought in the Civil War. He served with the 1st Indiana Heavy Artillery Company “A” as a private and mustered out January 13, 1866. After the war, he came back to Michigan, where he was born in 1843, and purchased 80 acres where the town of Evert now stands. At the town’s organizational meeting in 1870, they wanted to name the township for the earliest settler and a Civil War veteran. John Smith was the choice, but Smith was such a common name that he passed to Frank (Perry) Everts as the next settler in the township.

Lumber Baron Delos A. Blodgett officially platted the town in 1872, the same year it was officially organized as a village. Evert was a strategic point for sorting timber that was floated down the Muskegon River. By 1858, Blodgett owned farm buildings, a sawmill, and a gristmill at Hersey. He had exercised squatter’s rights to a large acreage.

In the meantime, Benjamin Gooch had cut a road northward four miles from Big Rapids to Cat Creek. After working one winter as a foreman of a logging camp, Gooch built a log shanty and cleared a sizable space. The first schoolhouse of the county was built on land donated by Benjamin Gooch.

The first child (of European descent) born in Evert Township was Mary Elizabeth Smith on August 4, 1868. By 1870, there were 29 families in Evert Township. In May 1871, James Kennedy built a lumber mill, a store, and a boarding house. The first house was built by James Kennedy in 1871. The first general store was James Kennedy’s in a board building near the old mill site; the second house belonged to E.C. Cannon. Right after the land was platted in 1871, the four lots on the corner of Seventh and Main Streets were bought by Trowbridge and Parashall. Here is where Barlow Davis and his brother built the Evert House. It opened for travelers that year.

The Ewart Review was started in October of 1872 by W. H. Hess. Then it was owned and edited by Irwin Chase.

Ewart's history wouldn't be complete without mentioning Joseph W. Guyton. On May 24, 1918, Private Joseph W. Guyton of Ewart, Michigan, became the first American soldier killed on German-held soil during WWI.

On January 30, 1943, Davy's Grocery Store, Fleming's Shoe Store, the Drug Store, Sally's Beauty Shop, and C. L. Rose's office were destroyed by fire. Another disaster followed in 1954, when a gas explosion demolished the restaurant on 7th Street and Fleming's Shoe Store, leaving Mr. W. Corey fatally injured.

Northland Dairy started construction of a new plant on River Street in April of 1948. In October of 1966, Liberty Dairy, a division of Dean Foods, moved to Ewart from Big Rapids. The plant expanded several times and employed as many as 200 people. The dairy closed in 2013, leaving a site for redevelopment on the Muskegon River and excess wastewater capacity to allow for employers to expand or locate in Ewart.

Detroit newspapers in 1953 described the Ewart Products plant as "American Motors hush-hush Plant, somewhere in Michigan." But Ewart was shouting happily over the plant. At first they employed 25 people. Eventually, the plant with over 1,200 employees became Osceola County's biggest employer. Groundbreaking for Ewart Products began in 1953. Products Wire Harness was built in 1966. Collins & Aikman, Ewart Operation, changed to Ventral in 2007 and continues to operate from that location.

The Ewart Glass Plant, now owned by PGW, moved into Ewart in 1990 (changed from PPG to PGW in 2012).

Ice Mountain located water wells in Ewart in 2005/2007 and began bottling water from the area in its plant in Stanwood, south of Ewart.

Riverside East is currently (2014) being developed by the City as a new park along the Muskegon River. This process will take several years as funds are needed to develop the park.

PHYSICAL FEATURES

Natural features play a significant role in determining land uses and the desirability of an area for development. When effectively integrated into the planning process, natural features can help identify suitability for development, thereby providing a framework for decision-makers. The following section presents an overview of the land area and physical composition of Evart.

Location

The City of Evart is in the south-central portion of Osceola County (Map 1). The City is adjacent to Evart Township to the south and Osceola Township to the north. Evart is located on US-10 between US-131 to the west and US-127 to the east. Larger communities within 30 minutes include Cadillac to the northwest, Big Rapids to the southwest, and Mount Pleasant to the southeast. The Muskegon River passes through the City on its way to Lake Michigan. In addition to the City of Evart, Osceola County contains one additional city (Reed City), 16 townships, and four villages.

Osceola County is in Michigan's Lower Peninsula. The County is north of Michigan's more developed areas, but is within an hours drive from some of the State's larger cities including Grand Rapids (directly south), Muskegon (southwest) and Midland (southeast). Osceola County is surrounded by Mecosta County to the south, Clare County to the east, Wexford and Missaukee counties to the north, and Lake County to the west. Osceola County is 60 miles east of Lake Michigan, 175 miles north of the Michigan/Indiana border, 120 miles southwest of the Straits of Mackinac, and 90 miles west of Saginaw Bay/Lake Huron.

Evart and Osceola County are in the seven county area (Allegan, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa) served by the West Michigan Regional Planning Commission. Evart and Osceola County play several important roles in the Region. These roles include serving as a tourism and natural resources area, as a retail center along the US-10 Corridor, and as an employment center.

Climate

Osceola County's weather, like all of Michigan's, has a strong influence on the way of life, agriculture, housing, recreation, transportation and other facilities and activities. Table 19 identifies information related to the area's climate. Generally, January is the coldest month (29.2 average daily maximum temperature). August is generally the warmest month in the County (80.8 average daily maximum temperature). June usually has the highest average precipitation (3.58 inches) and February generally has the lowest average (1.56 inches) but the greatest average depth of snow. Prevailing winds are from the west.

City of Evert Master Plan

Map 1: Location

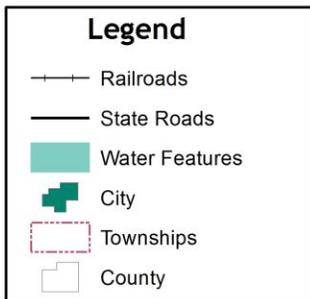
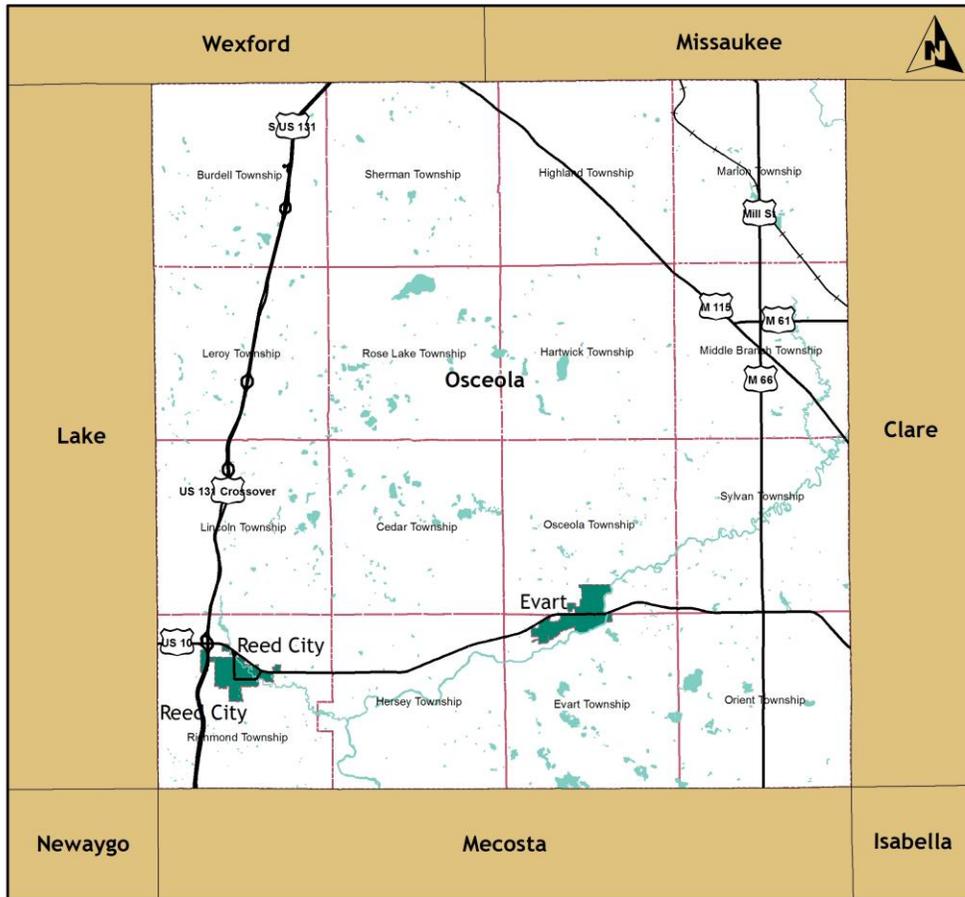


Table 1: Climate in Osceola County

MONTH	TEMPERATURE (F)		PRECIPITATION (INCHES)	
	Average Daily Maximum	Average Daily Minimum	Average	Average Depth of Snow on Days with Snow Cover
January	29.2	12.9	1.81	6.1
February	31.1	12.6	1.56	8.3
March	40.2	20.1	1.76	8.0
April	55.5	31.4	2.06	1.4
May	68.4	42.2	3.05	0
June	77.6	51.9	3.58	0
July	77.0	54.9	2.39	0
August	80.8	54.0	3.43	0
September	71.7	46.2	3.37	0
October	59.9	36.4	2.29	0
November	43.9	26.9	2.59	2.4
December	32.6	18.6	1.71	3.8
Year	55.7	34.0	29.60	---

Source: U.S. Department of Agriculture

Geology, Topography, and Soils

Most of Osceola County is a hilly moraine that formed between the Lake Michigan and Lake Huron Lobes of the ice sheet that covered the county as recently as 12,000 years ago. The glaciated material that makes up this moraine is estimated to be 1,200 feet thick in the north-central part of the county. One is the southwestern part of the county, and the other is in the eastern and northeastern portion of the county. Two major outwash plains also are a part of the relief of the county. One is along the Muskegon River in the eastern and southeastern part of the county. The other is in the northwestern corner of Burdell Township and extends into Wexford County.

Elevations are highest in the north-central part of the county. The highest point is 1,708 feet at Grove Hill (Channel 9&10 Antenna in Sherman Township). The lowest elevation in the County is around 1,000 feet along the Muskegon River.

Osceola County is drained by the Pine River and its tributaries in the northwestern part, and by the Muskegon River and its tributaries in most of the rest of the county. A small part of the southeastern corner is drained by the Chippewa River. There are many small lakes in the central and southern parts of the county, the largest being Rose Lake. (Soil Survey of Osceola County, Michigan)

Map 2 shows that topography in the City of Evert is relatively level, with mild elevation changes. Elevations in the City range from a low of about 990 feet along the Muskegon River to 1,050 feet in one small area north of US-10.

The Muskegon River flows south through the City of Evert (from east to west) on its way to Lake Michigan. Additionally, Twin Creek flows from the northwest into the

Muskegon River in the City of Evert. Lake Lure is in the southeast corner of the City. The City's groundwater provides its citizens and businesses with potable water. The high quality of the City's water is a revenue source for the City, since water is bottled for sale by Nestle/Ice Mountain. The City has a well-head protection program to insure the long-term viability of the groundwater as a source of potable water.

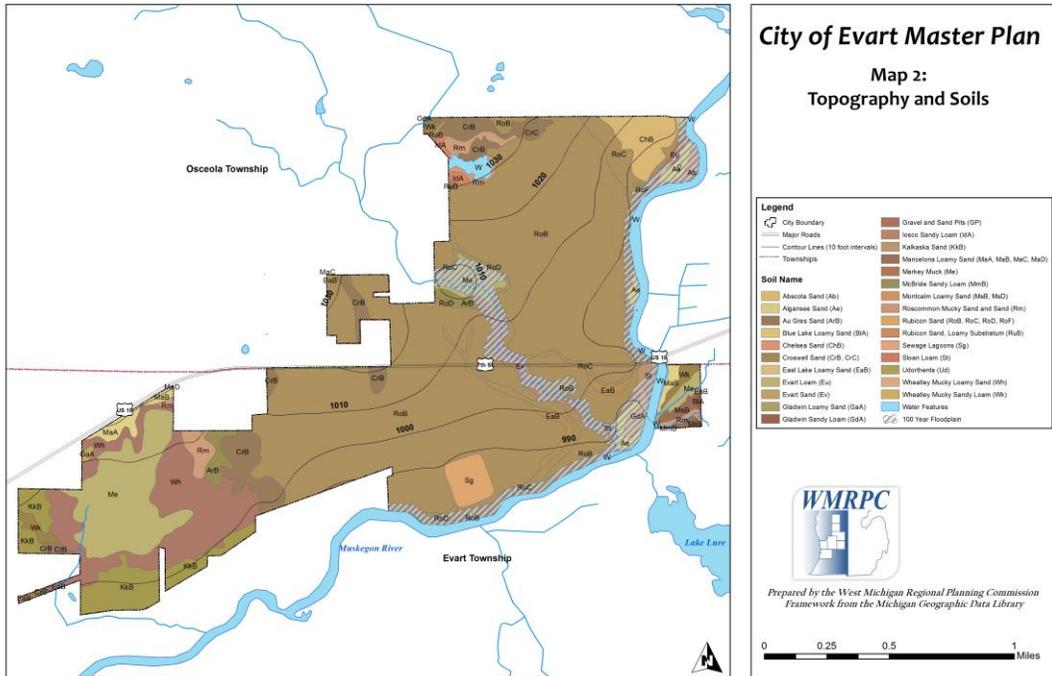
There are flood plains along both the Muskegon River and Twin Creek., but banks along the two bodies reduce the extent of the flood zone and protect the adjacent land from seasonal fluctuations in river capacity.

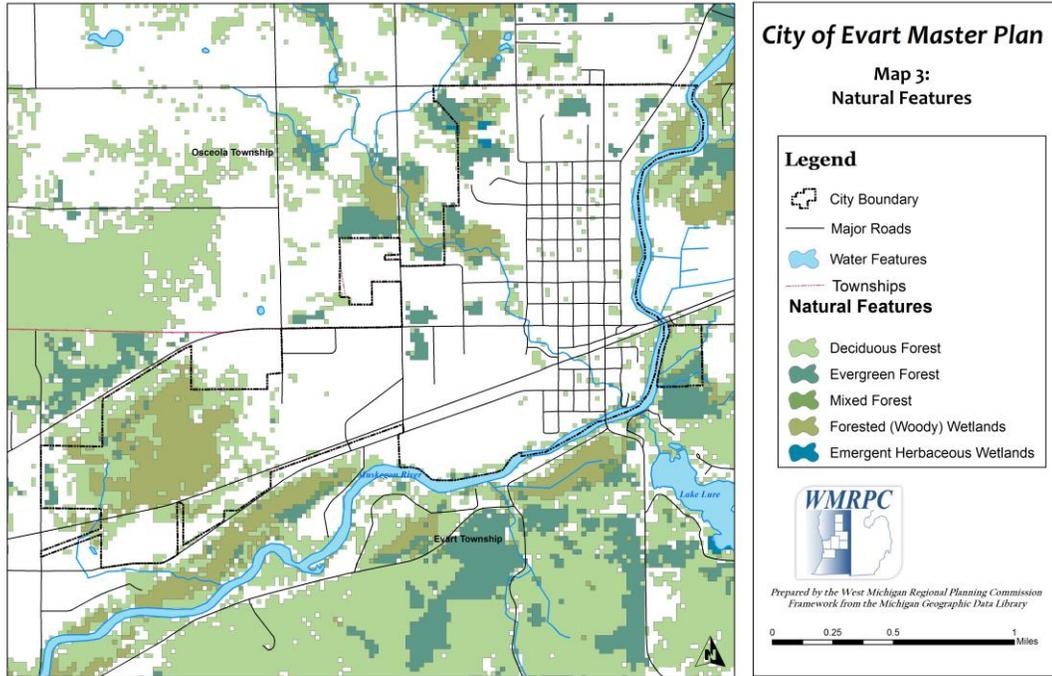
Map 2 also identifies soils in the City. A brief description of each soil type is shown in Appendix A.

Vegetation and Wildlife

Osceola County provides a habitat to a variety of native vegetation and wildlife. The area's low-lying marshes are home to several species of waterfowl. Broadleaf deciduous trees and needleleaf evergreens dominate this local landscape. Forest cover of this type is a native habitat to whitetail deer, upland mammals, turkey, and game birds. Map 3 provides some additional information about the types of natural features within and around the City of Evert.

The abundance of natural wildlife makes the area a popular recreational destination for hunting and fishing activities. Natural areas to observe vegetation and wildlife can be found at the nearby Pere Marquette State Forest. In addition to existing aquatic species of smallmouth bass, northern pike and walleye, the Michigan Department of Natural Resources stocks the Muskegon River with a variety of fish in an ongoing program to maintain Michigan's fisheries.





DEMOGRAPHIC PROFILE

Summary

While the number of residents has increased over the past twenty years, there are many figures that demonstrate the challenges the City is facing. The City’s median age of 33.5 is considerably lower than the surrounding areas or Michigan, but the City also has a high percentage of people over 65 years of age. The household distribution shows the City has a lower percentage of family households than the comparison areas of Evert Township, Osceola Township, Osceola County, and Michigan – and a higher percentage of one-person households and one-parent families. The County (limited unemployment information is available for the City and townships) has a higher unemployment rate than Michigan and is much more dependent on manufacturing jobs than Michigan. The City of Evert’s residents have a much lower rate of college degrees than the comparison areas, and the City’s median household income of \$27,390 is much lower than Michigan’s median of \$48,432. Additionally, housing is much older, there is a much higher ratio of renter-occupied housing, and the median value of owner occupied housing of \$76,700 is much lower than Michigan’s median of \$144,200.

Population Trends

Between 1970 and 2010 the City of Evert’s population increased from 1,707 to 1,903 (11.5 percent), but the population actually peaked around 1980, decreased for the 1990 and 2000 Census counts, and ended up with an increase approaching the 1980 peak in 2010 (Table 2).

Evert Township grew by 154.8 percent between 1970 and 2010 to reach 1,483 (the population decreased slightly between 2000 and 2010). Osceola Township’s population increased by 72.7 percent during the forty year period to reach 1,076 in 2010 (again, the population decreased between 2000 and 2010). Osceola County steadily grew during the entire period, increasing by 58.6 percent to reach 23,528 in 2010. During the same 40-year period Michigan grew by 11.4 percent to reach 9.88 million people. The fact that the townships grew at a much greater rate than the City of Evert is very typical of growth in Michigan over the past 50 years.

Table 2: Population Trends

Location	1970	1980	1990	2000	2010	1970-2010 Change	
						#	%
City of Evert	1,707	1,945	1,744	1,738	1,903	196	11.5
Evert Township	582	1,029	1,229	1,513	1,483	901	154.8
Osceola Township	623	920	889	1,118	1,076	453	72.7
Osceola County	14,838	18,928	20,146	23,197	23,528	8,690	58.6
Michigan	8,871,722	9,262,078	9,295,277	9,938,444	9,883,640	1,011,918	11.4

Source: U.S. Census of Population

Age and Gender Distribution

The City of Evert has a younger population than the two adjacent townships, Osceola County, or Michigan – while also having a large percentage of its population above 65 years of age. In 2010 the median age in Evert was 33.5, which is about 13 years younger than Evert Township, nine years younger than Osceola Township, eight years younger than Osceola County, and five years younger than Michigan’s population (Table 3). When comparisons are made of the various age categories, it is apparent that Evert has a higher percentage of people under five, a higher percentage of people between 5 and 17 years of age, a higher percentage of people between 18 and 24, and a higher percentage of people between 25 and 34. The 35-44 category seems to be the turning point, with the City having a higher percentage of people in this category than Evert Township, but a lower percentage than Osceola Township, Osceola County, and Michigan. The City has a lower percentage of people between 45 and 54 and a lower percentage of people between 55 and 64. While Evert has a lower percentage of people between 65 and 84 than the townships or Osceola County, the City’s percentage is higher than Michigan’s in this category. People over 85 make up 2.0 percent of the City’s population, which is higher than any of the comparison areas. The City of Evert has a very high percentage of females (54.7 percent) and a low percentage of males (45.3 percent). Typically there are more women (due to longer life spans) but Evert’s percentage of females is higher than the average.

Table 3: Age and Gender Distribution in 2010

	Evert City		Evert Township		Osceola Township		Osceola County		Mich- igan
	#	%	#	%	#	%	#	%	%
Under 5	172	9.0	83	5.6	53	4.9	1,454	6.2	6.0
5-17	371	19.5	256	17.3	226	21.0	4,369	18.6	17.7
18-24	209	11.0	91	6.1	66	6.1	1,779	7.6	9.9
25-34	237	12.5	135	9.1	102	9.5	2,356	10.0	11.8
35-44	192	10.1	143	9.6	121	11.2	2,719	11.6	12.9
45-54	216	11.4	254	17.1	155	14.4	3,614	15.4	15.3
55-64	204	10.7	236	15.9	166	15.4	3,229	13.7	12.7
65-84	263	13.8	265	17.9	171	15.9	3,600	15.3	11.8
85 and over	39	2.0	20	1.3	16	1.5	408	1.7	1.9
Median Age	33.5	---	46.6	---	42.8	---	41.8	---	38.9
Male	862	45.3	766	51.7	559	52.0	11,719	49.8	49.1
Female	1,041	54.7	717	48.3	517	48.0	11,809	50.2	50.9
Total	1,903	100.0	1,483	100.0	1,076	100.0	23,528	100.0	100.0

Source: U.S. Census of Population

Household Distribution

Household distribution in Evert is very different than the surrounding townships, Osceola County, and Michigan (Table 4). Evert has a lower percentage of family households than the comparison areas. Only 60.8 percent of the City’s 767 households are considered family households – compared to 71.4 percent in Evert Township, 69.3 percent in Osceola Township, 69.6 percent in Osceola County, and 66.0 percent in Michigan. Of the family households, a lower percentage is married couples. In Evert, 36.8 percent of

the total households are married couple family households – compared to 59.8 percent in Evert Township, 60.2 percent in Osceola Township, 54.8 percent in the County, and 48 percent in Michigan. Family households include one-parent households and Evert has a higher than average percentage of both female (18.4 percent of total households) and male (5.6 percent of total households) householders with no spouse. Both of these figures are considerably higher than any of the comparison areas.

Since the City has a lower percentage of family households, it follows that it has a higher percentage of non-family households. The City’s 301 non-family households account for 39.2 percent of Evert’s 767 households, which is higher than Evert Township (28.6 percent), Osceola Township (30.7 percent), Osceola County (30.4 percent), or Michigan (34.0 percent). Evert has a high percentage of one-person households (34.4 percent) and a high percent of one-person households that are 65 or older. Table 4 shows the figures for the comparison areas.

While slightly lower, the average household size of 2.45 persons per household in Evert is similar to the comparison areas. Osceola County’s figure of 2.50 persons per household is the highest figure.

Table 4: Household Distribution in 2010

	Total Households	Family Households				Non-Family Households			Persons Per Household	Persons in Group Quarters
		Total	Marr-ied Couple	Female House-holder, no spouse	Male House-holder, no spouse	Total	House-holder living alone	House-holder 65+ living alone		
City of Evert	767	466	282	141	43	301	264	123	2.45	25
(%)	100.0	60.8	36.8	18.4	5.6	39.2	34.4	16.0	---	---
Evert Township	594	424	355	42	27	170	143	56	2.48	11
(%)	100.0	71.4	59.8	7.1	4.5	28.6	24.1	9.4	---	---
Osceola Township	410	284	247	25	12	126	103	48	2.46	69
(%)	100.0	69.3	60.2	6.1	2.9	30.7	25.1	11.7	---	---
Osceola County	9,222	6,421	5,057	896	468	2,801	2,343	1,002	2.50	455
(%)	100.0	69.6	54.8	9.7	5.1	30.4	25.4	10.9	---	---
Michigan (%)	100.0	66.0	48.0	13.2	4.8	34.0	27.9	10.2	2.49	---

Source: U.S. Census of Population

Employment

Between 2007 and 2011 the County experienced a declining labor force, decreasing from 9,971 in 2007 to 9,070 in 2011. The number of employed residents also decreased during the same period, resulting in a higher unemployment rate. In 2007 the unemployment rate was 7.9 percent, but it increased through 2009 to peak at 14.8 percent before decreasing in 2010 to 14.3 percent and to 11.8 percent in 2011. Osceola County’s unemployment rate is consistently higher than Michigan’s unemployment rate during the five-year period – and Michigan’s unemployment rate is consistently higher than the national average.

Table 5: Employment Trends

	2007	2008	2009	2010	2011
Osceola County					
Labor Force	9,971	9,527	9,392	9,357	9,070
Employment	9,188	8,626	8,004	8,022	8,002
Unemployment	783	901	1,388	1,335	1,068
Unemployment Rate	7.9	9.5	14.8	14.3	11.8
Michigan					
Unemployment Rate	7.1	8.3	13.4	12.7	10.3
USA					
Unemployment Rate	4.6	5.8	9.3	9.6	8.9

Source: Michigan Department of Career Development, Labor Market Information

Table 6: Employment Distribution

	Evart City		Evart Township		Osceola Township		Osceola County		Mich- igan
	#	%	#	%	#	%	#	%	%
Employed Persons 16 and Over	635	100.0	497	100.0	453	100.0	9,232	100.0	100.0
Agriculture, forestry, fishing and hunting, and mining	9	1.4	28	5.6	7	1.5	359	3.9	1.3
Construction	28	4.4	23	4.6	30	6.6	615	6.7	5.3
Manufacturing	179	28.2	171	34.4	106	23.4	2,453	26.6	17.6
Wholesale Trade	15	2.4	0	0.0	3	0.7	169	1.8	2.8
Retail Trade	31	4.9	45	9.1	55	12.1	970	10.5	11.6
Transportation and warehousing, and utilities	37	5.8	23	4.6	21	4.6	390	4.2	4.2
Information	3	0.5	4	0.8	0	0.0	115	1.2	1.9
Finance, insurance, real estate, and rental leasing	21	3.3	25	5.0	13	2.9	265	2.9	5.7
Professional, scientific, management, administrative, and waste management services	30	4.7	15	3.0	15	3.3	334	3.6	8.9
Education, health and social services	153	24.1	79	15.9	71	15.7	1,990	21.6	23.2
Arts, entertainment, recreation, accommodation and food services	101	15.9	47	9.5	75	16.6	732	7.9	9.1
Other services (except public administration)	13	2.0	24	4.8	45	9.9	486	5.3	4.7
Public Administration	15	2.4	13	2.6	12	2.6	354	3.8	3.8

Source: 2006-2010 American Community Survey 5 Year Estimates

Employment Distribution

Table 6 shows the employment distribution for Evart, the two townships, Osceola County, and Michigan. When Evart is compared to Michigan (which is the “average” employment distribution simply because of the number of employed persons) there are many differences. The most noticeable difference is the top three categories for the City

and the State. In Evert “manufacturing” is the largest employer, followed by “education, health, and social services,” and “arts, entertainment, recreation, accommodation, and food services.” In Michigan “education, health, and social services,” is the largest employer, followed by “manufacturing,” and “retail.” Two categories in Evert make up a significantly higher proportion of the workforce: “manufacturing” and “arts, entertainment, recreation, accommodation, and food services” (and to a lesser extent “transportation and warehousing, and utilities”). Really, Evert’s focus on manufacturing has driven the employment distribution for the City and the surrounding townships (which both have a higher percentage of residents employed in manufacturing than Michigan). Also, due to the higher percentage of manufacturing jobs, many of the other categories appear to be lacking, but it is simply that the number of manufacturing jobs account for a large proportion and skew the rest of the categories. It should be noted that Table 6 shows the job categories of residents, not where the jobs are located.

Education Attainment

Table 7 shows the education attainment levels for Evert and comparison areas for residents (over 25 years of age). Evert and the two surrounding townships have a higher proportion of residents with no high school diploma than Osceola County or Michigan. Evert, the two townships, and Osceola County have a much higher percentage of people with a high school diploma as their highest education than Michigan as-a-whole – which means Evert, the townships, and Osceola County have a lower percentage of people with college degrees than Michigan.

Table 7: Education Attainment

	Total Population 25 and over	% No High School Diploma	% High School Diploma	% Some College, No Degree	% Associate’s Degree	% Bachelor’s Degree	% Graduate or Professional Degree
City of Evert	1,086	16.6	47.0	21.7	5.2	8.3	1.3
Evert Township	1,094	18.4	48.4	20.1	5.9	5.0	2.2
Osceola Township	685	15.4	37.5	30.4	6.3	8.3	2.2
Osceola County	15,921	14.8	43.4	21.1	8.8	8.0	3.9
Michigan	100.0	11.9	31.5	23.4	8.1	15.5	9.6

Source: 2006-2010 American Community Survey 5 Year Estimates

Income and Poverty

Table 8 shows that the City of Evert’s income levels are considerably lower than the incomes of the two townships, Osceola County, or Michigan. Evert’s median household income of \$27,390 is only 56 percent of the State’s median of \$48,432. While the median household incomes of two townships and Osceola County are considerably lower than Michigan’s median, the City’s is considerably lower than these areas. Similarly, the City’s per capita income of \$15,660 is much lower than the incomes in the two townships, Osceola County, or Michigan. Nearly 25 percent of the City’s population is

below the poverty level. Evert Township’s figure of 21 percent below the poverty level is not that much different than the City’s figure, but the Osceola Township’s figure drops to 14.9 percent, which is similar to the statewide average of 14.8 percent.

Table 8: Income and Poverty

	Median Household Income	Per Capita Income	% of Population Below Poverty Level
City of Evert	\$27,390	\$15,660	24.9
Evert Township	\$35,900	\$16,587	21.0
Osceola Township	\$38,417	\$18,060	14.9
Osceola County	\$38,341	\$17,861	18.5
Michigan	\$48,432	\$25,135	14.8

Source: 2006-2010 American Community Survey 5 Year Estimates

Housing Tenure

The City of Evert’s housing tenure is very different than the housing tenure of the two townships, Osceola County, or Michigan. First, the occupancy rate in the City, of 86.3 percent, is higher than the townships or Osceola County simply because these areas have many second homes (cottages) that are not considered “occupied” – so the City’s occupancy rate is similar to Michigan’s occupancy rate of 85.4 percent. The biggest difference is in the percentage of owner-occupied housing and renter-occupied housing when Evert is compared to the other areas. Evert’s percentage of owner-occupied housing is 41.5 percent, which is much lower than Evert Township’s rate of 50.0 percent, Osceola Township’s figure of 61.3 percent, Osceola County’s figure of 53.7 percent, or Michigan’s figure of 61.6 percent. Conversely, and to a much greater degree, the City’s renter-occupied distribution of 44.8 percent is higher than Evert Township’s figure of 9.7 percent, Osceola Township’s figure of 10.3 percent, Osceola County’s figure of 13.9 percent, or Michigan’s figure of 23.8 percent.

Table 9: Housing Tenure in 2010

	City of Evert		Evert Township		Osceola Township		Osceola County		Michigan
	#	%	#	%	#	%	#	%	%
Total Housing Units	889	100.0	995	100.0	573	100.0	13,632	100.0	100.0
Occupied	767	86.3	594	59.7	410	71.6	9,222	67.6	85.4
Owner Occupied	369	41.5	497	50.0	351	61.3	7,323	53.7	61.6
Renter Occupied	398	44.8	97	9.7	59	10.3	1,899	13.9	23.8
Vacant	122	13.7	401	40.3	163	28.4	4,410	32.4	14.6

Source: U.S. Census of Population

Housing Types

Table 10 shows that the City of Evert has a fairly diverse range of housing types when compared to the two townships and Osceola County. The City has a low percentage of traditional single family homes (66.4 percent of the City’s 806 housing units) when compared to any of the comparison areas. The percentage of duplexes in the City (5.3

percent) is nearly twice the State’s percentage of 2.8 percent. The City has a large percentage (24.2 percent) of multiple family units (apartments) when compared with the townships, the County, or Michigan. The two townships and Osceola County have a much higher percentage of mobile homes than Evert or Michigan.

Table 10: Units in Structure

Type of Unit	City of Evert		Evert Township		Osceola Township		Osceola County		Michigan
	#	%	#	%	#	%	#	%	%
1 unit	535	66.4	780	81.7	446	73.0	10,122	74.4	76.0
2 unit	43	5.3	3	0.3	0	0.0	114	0.8	2.8
3 or 4 units	96	11.9	3	0.3	0	0.0	200	1.5	2.6
5 to 9 units	60	7.4	4	0.4	0	0.0	197	1.4	4.2
10 to 19 units	3	0.4	0	0.0	0	0.0	29	0.2	3.6
20 or more units	36	4.5	0	0.0	0	0.0	166	1.2	4.8
Mobile Home, Trailer or Other	33	4.1	164	17.2	165	27.0	2,785	20.4	5.6
Total Units	806	100.0	954	100.0	611	100.0	13,613	100.0	100.0

Source: 2006-2010 American Community Survey 5 Year Estimates

Age of Housing

Table 11 shows that Evert’s housing stock, with a median year built of 1961, is older than housing in the surrounding two townships, Osceola County, and in Michigan. Over a quarter of the City’s housing was built before 1939.

Table 11: Year Structure Built

Year Built	City of Evert		Evert Township		Osceola Township		Osceola County		Michigan
	#	%	#	%	#	%	#	%	%
1939 or earlier	203	25.2	101	10.6	93	15.2	2,443	17.9	16.1
1940-1959	194	24.1	64	6.7	19	3.1	1,581	11.6	24.1
1960-1969	101	12.5	145	15.2	66	10.8	1,488	10.9	12.1
1970-1979	148	18.4	255	26.7	103	16.9	2,737	20.1	15.7
1980-1989	84	10.4	165	17.3	137	22.4	1,848	13.6	9.9
1990-1999	47	5.8	161	16.9	138	22.6	2,491	18.3	12.8
2000 or later	29	3.6	63	6.6	55	9.0	1,025	7.6	9.3
Total	806	100.0	954	100.0	611	100.0	13,613	100.0	100.0
Median Year Built	1961	---	1977	---	1982	---	1975	---	1968

Source: 2006-2010 American Community Survey 5 Year Estimates

Value of Housing

The value of owner-occupied housing in Evert is considerably lower than that of the comparison areas. The City’s median value of \$76,700 is much lower than Evert Township’s median of \$111,200, Osceola Township’s median of \$98,299, Osceola County’s median of \$101,100, and Michigan’s median of \$144,200. The City’s largest segments for housing values are the \$50,000 - \$99,999 (46.0 percent), the less than \$50,000 (23.1 percent), and the \$100,000 - \$149,999 (21.1 percent) categories.

Table 12: Value of Owner-Occupied Housing

Year Built	City of Evert		Evert Township		Osceola Township		Osceola County		Michigan
	#	%	#	%	#	%	#	%	%
Less than \$50,000	90	23.1	64	12.2	56	17.0	1,122	15.4	9.7
\$50,000 - \$99,999	179	46.0	152	29.0	114	34.5	2,487	34.0	19.8
\$100,000 - \$149,999	82	21.1	158	30.2	93	28.2	1,704	23.3	23.0
\$150,000 - \$199,999	36	9.3	66	12.6	40	12.1	1,009	13.8	19.2
\$200,000 - \$299,999	2	0.5	52	9.9	18	5.5	571	7.8	16.2
\$300,00 and over	0	0.0	32	6.1	9	2.7	415	5.7	12.0
Total	389	100.0	524	100.0	330	100.0	7,308	100.0	100.0
Median Value	\$76,700		\$111,200		\$98,200		\$101,100		\$144,200

Source: 2006-2010 American Community Survey 5 Year Estimates

CITY OF EVART COMMUNITY FACILITIES

Public facilities range from the visible public amenities such as parks and schools, to the equally important “hidden” facilities such as wastewater treatment facilities. This section briefly describes many of the City’s existing public facilities. Map 4 identifies the general location of many of the facilities.

Evert Public Schools

Evert Public Schools – The Evert Public School system consists of three separate facilities, all located in the City of Evert. It is the third largest district, by enrollment, in Osceola County – behind Reed City and Pine River. In 2013 the District had 920 students and 51 teachers.

Evert High School (grades 9-12), located at 6221 95th Avenue, had a student body of 286 students. Evert Middle School (grades 5-8), located at 321 N. Hemlock, had a student body of 286. Evert Elementary (grades k-4), located at 515 N. Cedar, had 371 students (all numbers are from February 2013).

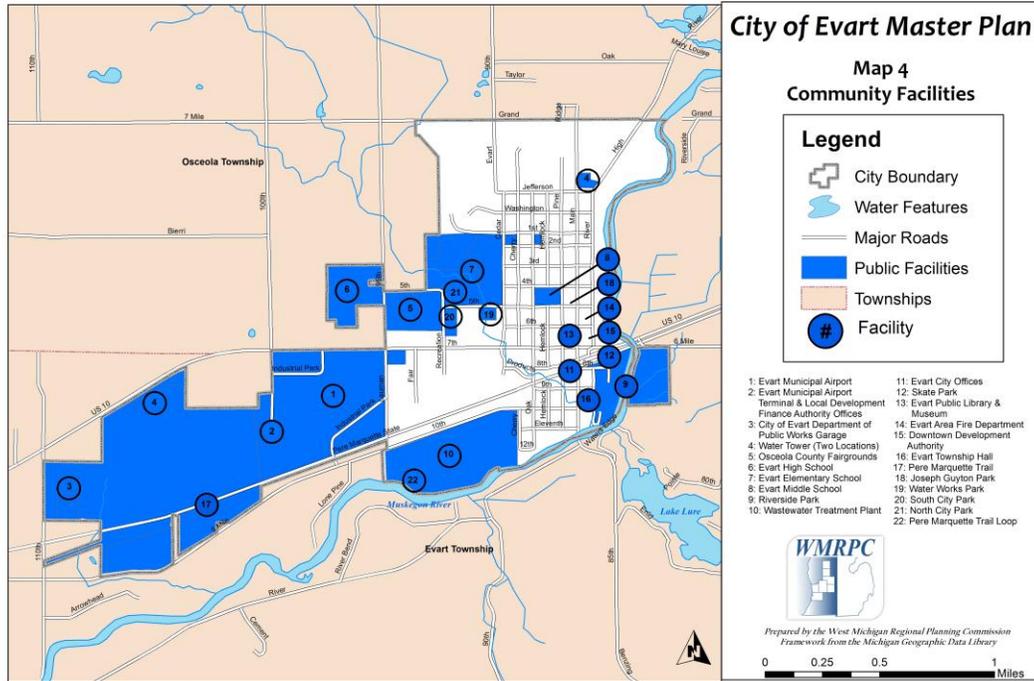
In addition to the Elementary School, the Middle School, and the High School, there is the Administration Office, located within the Middle School; and the bus garage located at 378 N. Pine. There is also an on-line school program.

Evert Area Public Facilities

City Hall – Evert’s City Hall is located at 200 South Main Street. It houses the administrative offices of the City and is the primary space for public meetings. Staff within City Hall includes City Manager, Clerk, Treasurer, and Assessor. The City Hall is located in a renovated rail depot and includes a public area and restrooms for users of the Pere Marquette Trail. The facility was renovated in the 1990s and is currently in need of several updates and repairs.

Fire Services – The Evert Area Fire Department is located on the northwest corner of 6th Street and River Street. The Department serves the City of Evert and the townships of Evert, Orient, Osceola, and Sylvan. The all volunteer Department is operated by the Fire Board, which is comprised of five members (one from each community).

Police Services – The City of Evert Police Department provides services within the City of Evert. There are four officers. The Department currently does not provide 24-hour service and relies on the County Sheriff’s Department and the Michigan State Police for assistance. The Department is housed at 137 River Street, just south of 6th Street.



Ambulance Service – Osceola County Emergency Management Service provides service within the City of Evert, as well as the rest of Osceola County. Three ambulances are operated within the County; including one in Evert. The Evert Area Fire Department offers support as part of the Medical First Response program.

Wastewater Treatment – The Wastewater Treatment facility is located south of 10th Street and west of Cedar Street. The wastewater treatment plant has the capacity to treat 500,000 gallons of water per day; however, at present the facility treats only a fraction of its capacity due to the loss of the dairy in 2012. The system provides service to most developed areas of the City with the exception of several buildings located on West 5th Street, North Pine Street, North Main Street, and High Street (which are served by individual septic systems). There are also several manufactured homes on Fair Street that use a communal septic system. The need for additional capacity depends primarily on the status of several of the businesses in Evert that are the largest users of the system. The City needs to communicate with these larger users on a regular basis to determine future needs since funding and implementing improvements is a lengthy process.

Water – Public water service within the City follows a similar geographic pattern as the public sanitary system and is available to almost the entire developed area of the City. The City obtains its water from two well fields located on 5th Street near Waterworks Park and on the west side of the City near US-10. The wells are currently pumping at 40 percent of capacity. The only uses not served in this capacity are a few residences located on 7 Mile Road and High Street. Although the City is not actively planning for additional expansion, the preference for looping water mains may create a long-range water plan that involves the expansion of water mains south along 95th Avenue to connect the water mains adjacent to 7 Mile Road and US-10. It is also possible that the water main situated along 5th Street will be extended to 95th Avenue at the same time. Additionally, large-scale future development (industry) occurring within the western portion of the City will create a need to extend the City's water mains along 5 Mile Road, 110th Avenue, and US-10 – creating a service loop. The City has two water towers with a combined capacity of 800,000 gallons.

Roadways – Evert is part of a major transportation system. US-10, for the most part a two lane roadway except where passing lanes exist or in communities such as Evert, passes directly through the City in an east-west direction and links Evert to US-131, a limited access expressway, which is located about ten miles west of the City. US-131 is West Michigan's primary north-south highway and links Grand Rapids, Kalamazoo, and other points to the south to Cadillac and other locations to the north. M-66 is located about six miles east of Evert and is primarily a two lane roadway linking communities such as Ionia to the south to communities such as Kalkaska to the north. There are two river crossings (bridges) in the City of Evert (US-10 and South Main Street). Responsibility for maintenance of these roads falls on the City of Evert, Osceola County Road Commission, and the Michigan Department of Transportation (MDOT).

Air Service – The Ewart Municipal Airport is located on the City’s west side and provides services to primarily private pilots and passengers. The single runway provides up to 4,100 feet of landing space and includes modern lighting equipment. A new terminal building is located at the airport, which also houses the Local Development Finance Authority.

Transit – The Mecosta/Osceola Area Transit Authority (MOTA) is an on-demand “dial-a-ride” public transportation system based in Big Rapids, but operating in both Mecosta and Osceola counties.

Rail – There is no passenger or freight rail service in Ewart.

Public Works – The Public Works Department is housed on the City’s west side. The Department is staffed by six people and provides a variety of services including maintaining the City’s streets, water system, waste water system, parks, and other public facilities.

Parks & Recreation – The City maintains several parks that are described below:

- Riverside Park – This park is located in the southeastern corner of the City, along the Muskegon River. This park offers many facilities including beach volleyball courts, shuffleboard courts, a basketball court, baseball fields, and campsites. There is also land on the other side of the Muskegon River designated for park expansion (ongoing).
- Guyton Memorial Park – This park, located in the City’s downtown, is dedicated to the memory of Joseph W. Guyton.
- Waterworks Park – This park is located along 5th Street on the west side of the City. The park is largely open space, but does contain a shelter and picnic table.
- City Square – This park is north of the Downtown and includes basketball courts, a volleyball court, and playground equipment.
- Skate Park – This Park is located between Downtown and Riverside Park and includes ramps and other equipment for skateboarding enthusiasts.
- Pere Marquette Trail – This state-owned facility passes through Ewart (linking Clare and Baldwin). Most of the City’s portion of the trail is paved and provides many opportunities for walkers, runners, cyclists, skaters, cross-country skiers, and snowmobilers.
- Cedar Street – This park, near the elementary school, has one ball diamond and tennis courts.

- Osceola County Fairgrounds – This facility is located adjacent to the Evert High School on the City’s west side. The facility includes a large grandstand, several exhibit buildings, show grounds, and the Evert School District’s football field. Camping, with water and electric hook-ups is also available.

Other Public & Quasi-Public Facilities – There are other public facilities located within the City of Evert including the Evert Township Hall on South Main Street, the Downtown Development Authority offices on River Street, the US Post Office on North Main Street, the Evert Library and Museum on North Main Street, and several churches and service clubs throughout the City.

EXISTING LAND USE

Influences

The City of Ewart’s existing land use distribution is influenced by a range of features. These features have shaped the City in the past and will continue to influence the City into the future.

The Muskegon River, which runs through the City, was a key reason the City was originally established. Being divided by a river provides both opportunities and challenges. The opportunities relate to people’s desire to be close to water – recreation, residential, and commercial uses are all enhanced by proximity to water. Challenges relate to flooding and limited access points (bridges) that divide the City.

Transportation has played a key role in shaping the City. In the past, the railway passed through the City of Ewart, but the rail has left and what remains is now a recreation resource (Pere Marquette State Park). US-10 passes through the City, bringing east-west traffic between Reed City/US-131 and Clare/US-127. Also, much of the City’s commercial development is along US-10.

The City’s Downtown is an important part of the community and is how many people define the community – a vital downtown is essential to the image of any City.

Public Space has also shaped development in the City of Ewart. The City has a lot of land designated for public use – from the City’s facilities that range from pocket parks to an airport, to the Osceola County Fairgrounds and the Ewart Public Schools. Overall, the City has an unusually high percentage of its acreage dedicated to public use.

Methodology

The West Michigan Regional Planning Commission generated a map based on the previous Land Use Plan and field checks of the City. Categories appropriate for the Master Plan were developed and are also used in the Future Land Use Map to insure continuity and allow changes to be tracked.

Existing Land Use Categories

Residential Categories

There are three designated categories of residential uses. The total amount of land used for residential purposes in 2014 was 402.5 acres, or 26.9 percent of the City’s area.

Single Family Residential – This category includes unattached single-unit homes, two-family duplex homes, and manufactured/modular homes or mobile homes not located in a mobile home park. The category also covers the surrounding land and any structures related to traditional dwelling units such as garages and storage sheds. This category

does not differentiate between ownership options (owner-occupied, renter-occupied, or condominium). Due to the developed nature of the City there is no differentiation between high density, medium density, and low density single family homes – since most single family homes in the City are developed on fairly compact lots.

In 2014 Single-Family Residential covered 368.3 acres, or 24.6 percent of the City. Map 5 shows that Single Family Residential uses occurred throughout the City.

Multiple-Family Residential – This category includes attached housing with three or more units that are located on the same site. The category also covers the surrounding land and any structures related to the dwelling units such as garages, carports, parking lots, maintenance facilities, storage sheds, administrative offices, club houses, recreation areas, and other related uses.

In 2014 Multiple-Family Residential land uses covered 28.1 acres, or 1.9 percent of the City’s area. Map 5 shows one multiple family complex located on the north side of the City.

Mobile Homes – This category includes areas where mobile homes or other types of homes manufactured off site are located. This category only occurs where larger clusters of such housing occur, such as mobile home parks.

Mobile Homes covered 6.1 acres in 2014, or 0.4 percent of Ewart’s area. Map 5 shows that such housing is located in one area south of US-10.

Business Categories

There are three designated categories of business uses. The total amount of land used for business purposes in 2014 was 204.9 acres, or 13.7 percent of the City’s area.

Central Business District – The Central Business District (CBD) category includes the area of commercial use which stretches along Main Street and is bounded on the north by 5th Street and on the south by 7th Street. Like most CBD’s, Ewart’s includes many mixed uses including commercial, residential, and public. Commercial uses include traditional retail, restaurants, banks, offices, and service establishments. Historic storefronts provide character to the area and a small park on the north side of the CBD provides a public space with a sense of history to the District.

The Central Business District covered 23.0 acres in 2014, or 1.5 percent of the City’s area. Map 5 shows the use focused on Main Street.

General Commercial – The General Commercial category consists of larger commercial uses within the City which cater to both local and regional populations. Such uses include grocery stores, hotels, restaurants, and other uses that require larger buildings and larger parking areas. Most of these types of uses are located along US-10.

In 2014 General Commercial land uses covered 48.4 acres, or 3.2 percent of the City's area. Map 5 shows these uses are located along US-10, west of the Central Business District.

Industrial – This category includes sites where any type of manufacturing process occurs. Industries can include those that produce various emissions in the process (smoke, odor, noise, light, vibrations, etc.) or those that do not produce emissions detectable to surrounding areas – such as the assembly of parts shipped from other facilities.

Industrial uses covered 133.5 acres in 2014, or 8.9 percent of the City. Map 5 shows industrial sites exist primarily on the south side of US-10, with some also north of US-10 along the Muskegon River.

Public Categories

There are two designated categories of public uses. The total amount of land used for public purposes in 2012 was 780.7 acres, or 48.3 percent of the City's area.

Public and Quasi Public

This category includes a variety of land uses including the airport and vacant land around the airport, the wastewater treatment and water storage facilities, parks, schools, churches, City offices and support facilities, as well as a few other related uses. This use covered 765.8 acres, or 51.1 percent of the City's land area in 2014.

Vacant

In 2014 there were 125.3 acres of vacant land in the City of Ewart, representing 8.4 percent of the City's area. The majority of the vacant land is located adjacent to residential areas, but there are also vacant parcels in commercial and industrial areas.

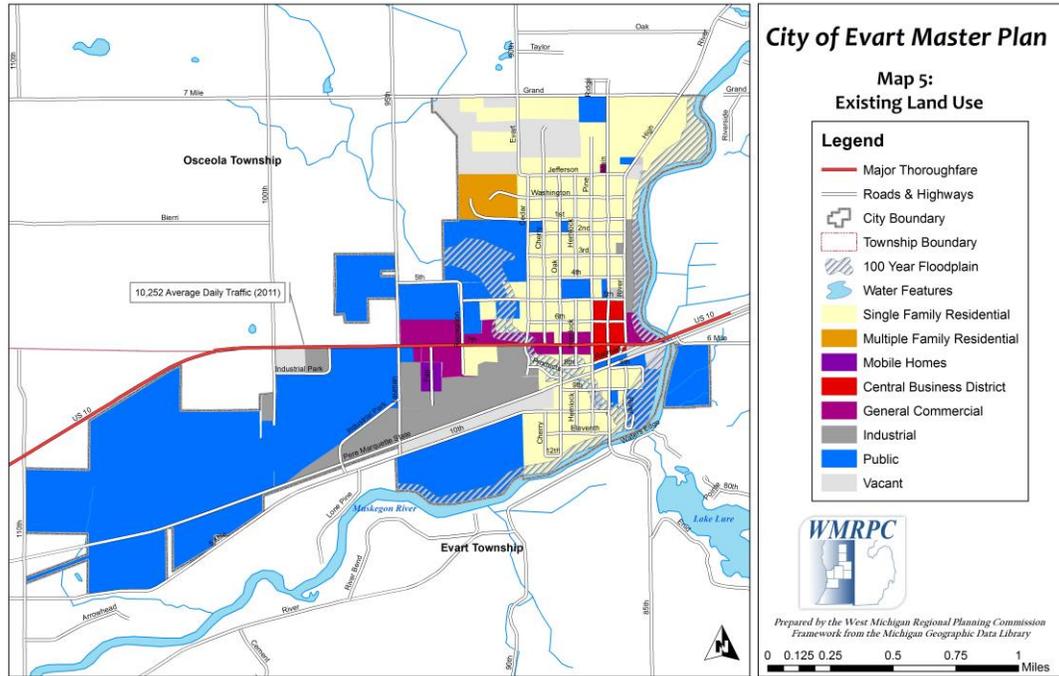
Other

Streets and water features, which account for some of the City's land area, are included in the categories they serve or are adjacent to on the map.

Table 13: Existing Land Use Distribution

Land Use Category	Acreage	Percentage
Residential	402.5	26.9
Single Family Residential	368.3	24.6
Multiple Family Residential	28.1	1.9
Mobile Homes	6.1	0.4
Public	765.8	51.1
Business Categories	204.9	13.7
Central Business District	23.0	1.5
Commercial	48.4	3.2
Industrial	133.5	8.9
Vacant	125.3	8.4
Total	1,498.5	100.0

Source: West Michigan Regional Planning Commission



DEMOGRAPHIC PROJECTIONS

Population Projections

Table 14 shows that between 2010 and 2030 the City of Evert’s population is projected to increase by 147 residents (7.7 percent increase). While the City is projected to grow by 7.7 percent, Osceola County is projected to increase from 23,528 residents in 2010 to 27,486 in 2030 (16.8 percent). Both surrounding townships are expected to grow much more than the City, with Evert Township projected to increase by 23.4 percent and Osceola Township projected to grow by 12.6 percent.

These population projections are based on trends – both long and short-term trends as well as numeric and percentage changes. Many things can influence the trends including planning, community goals, the economy, marketing, economic development, and other activities. These same projections are used in this plan to project the age/gender distribution and housing needs for the City.

Table 14: Population Projections

AREA	POPULATION					CHANGE 2010-2030	
	2010	2015	2020	2025	2030	#	%
City of Evert	1,903	1,940	1,976	2,013	2,050	147	7.7
Evert Township	1,483	1,570	1,657	1,744	1,830	347	23.4
Osceola Township	1,076	1,110	1,144	1,178	1,212	136	12.6
Osceola County	23,528	24,518	25,507	26,497	27,486	3,958	16.8
Michigan	10,428,683	10,599,122	10,695,993	10,713,730	10,694,172	265,489	2.5

Source: U.S. Census of Population; West Michigan Regional Planning Commission

Age and Gender Distribution Projections

Predicting the age and gender distribution for an area as small as an individual City with only 2,000 people is really not very feasible since a small change can have a large influence. So, the projections simply keep the distribution the same over the 20 year period.

Household Distribution Projections

The projected number of households is expected to grow at a greater rate than the population due to projections indicating household sizes continue to decrease (Table 16). By 2030, projections indicate there will be 868 households within Evert. This represents an increase of 13.2 percent, while the population is projected to increase by 7.7 percent. It is difficult to project changes of the types of households without feeling like the plan is trying to establish what type of people should live within the community, so the same distributions are used over the 20 year period. Overall, the average household size is projected to decrease from 2.45 persons per household in 2010, to 2.33 in 2030.

Table 15: Age and Gender Distribution Projections

	2010		2020		2030	
	#	%	#	%	#	%
Under 5	172	9.0	179	9.0	185	9.0
5-17	371	19.5	385	19.5	400	19.5
18-24	209	11.0	217	11.0	225	11.0
25-44	429	22.6	445	22.6	462	22.6
45-54	216	11.4	224	11.4	233	11.4
55-64	204	10.7	212	10.7	220	10.7
65 and over	302	15.8	314	15.8	325	15.8
Median Age	33.5	---	33.5	---	33.5	---
Male	862	45.3	895	45.3	929	45.3
Female	1,041	54.7	1,081	54.7	1,121	54.7
Total	1,903	100.0	1,976	100.0	2,050	100.0

Source: U.S. Census of Population; West Michigan Regional Planning Commission

Table 16: Household Distribution Projections

	TOTAL HOUSEHOLDS	FAMILY HOUSEHOLDS				NONFAMILY HOUSEHOLDS			PERSONS PER HOUSEHOLD	PERSONS IN GROUP QUARTERS
		Total	Married Couple Family	Female Householder with no Spouse	Male Householder with no Spouse	Total	Householder Living Alone	Householder 65 & Over Living Alone		
2010	767	466	282	141	43	301	264	123	2.45	25
%	100.0	60.8	36.8	18.4	5.6	39.2	34.4	16.0	---	---
2020	816	496	300	150	46	320	281	131	2.39	26
%	100.0	60.8	36.8	18.4	5.6	39.2	34.4	16.0	---	---
2030	868	528	319	160	49	340	299	139	2.33	27
%	100.0	60.8	36.8	18.4	5.6	39.2	34.4	16.0	---	---

Source: U.S. Census of Population; West Michigan Regional Planning Commission

Housing Projections

Housing units are expected to continue to increase as the City’s population increases, as households decrease in size (Table 17). Projections indicate that between 2010 and 2030 the number of housing units will increase to 1,006.

Table 17: Housing Projections

	2010		2020		2030	
	#	%	#	%	#	%
Total Housing Units	889	100.0	945	100.0	1,006	100.0
Occupied	767	86.3	816	86.3	868	86.3
Vacant	122	13.7	129	13.7	138	13.7

Source: U.S. Census of Population; West Michigan Regional Planning Commission

Housing Type Projections

The “projections” shown in Table 18 are goal-based projections reflecting the community’s desire to have more single family homes in order to align more with Michigan’s overall housing distribution and to reflect the desires of the community (as shown in the community survey). Projections shown in Table 18 indicate an increasing percentage of single family units, increasing from 590 units in 2010 (66.4 percent) to 707 units in 2030 (70.2 percent). All of the other categories remain the same numerically, but decrease percentage wise since the overall number of housing units is projected to increase to match the growing population and the decreasing average household size.

Table 18: Housing Type Projections

Housing Type	2010		2020		2030	
	#	%	#	%	#	%
1 unit	590	66.4	646	68.4	707	70.2
2 to 4 units	153	17.2	153	16.2	153	15.2
5 to 9 units	66	7.4	66	7.0	66	6.6
10 or more units	44	4.9	44	4.7	44	8.4
Mobile Home, Trailer or Other	36	4.1	36	3.8	36	5.6
Total Units	889	100.0	945	100.0	1,006	100.0

Source: U.S. Census of Population; West Michigan Regional Planning Commission

PUBLIC PARTICIPATION

This plan relies on a variety of forms of public participation to identify issues, establish goals, and develop an action plan for the City to follow. The following sections describe “key person interviews,” issue identification workshops, an informal community survey, and a public hearing process.

Key Person Interviews

The first step in the public participation process involved interviewing “key people” identified by the Evert Planning Commission. Face-to-face interviews occurred on April 9 and 11, 2012 (a few people were informally interviewed on different dates). Each interview lasted approximately 30 minutes and consisted of four open-ended questions about the existing strengths and weaknesses of Evert, and opportunities and threats, which are either in the future or are events that influence Evert, but that the City has very little power to change.

The following people participated in the interviews:

- Chad Booher
- Bill Britz
- Paul Brown
- Vicky Cushman
- Dan Elliot
- Roger Elkins
- Pastor Scott Farrell
- Bob Foster
- B.J. Foster
- Dave Foster
- Howard Hyde
- Casey Keysor
- Dan Massy
- Jason O’Dell
- Brad Morgan
- Ruth Ann Northon
- Rhoda Proper
- Al Rohen
- Melora Theunick
- Al Weinberg
- Ann Willems
- Ken Willems
- Helen Young
- Tom Young
- Dave Bee, Interviewer

Strengths

The following four areas summarize the strengths identified by the participants.

- **Natural Features & Leisure** – The biggest category (47 comments), as grouped by this analysis, relates to the area’s natural features, agriculture, parks, facilities, and recreation activities. Specific strengths include the City’s parks, the Pere Marquette Rail-Trail, the Muskegon River and surrounding lakes, the City’s many festivals, the Osceola County Fairgrounds, Spring Hill Camps, and the City’s Library and Museum. The number and diversity of facilities and activities provides a host of opportunities for residents and visitors to enjoy.

- Quality of Life – While the quality of life is tied to Natural Features and Leisure, there are many features that are linked to quality of life, but not to recreation (this strength received 28 comments). Many people listed the small size of the community as a strength, the fact that a small town atmosphere offers a great place to raise a family, safety, homeowners, housing and the low cost of housing, and the quality of the people living in Evert as key strengths.
- Public Sector Services and Facilities (17 comments) – This category, which does not include the public parks, lists several strengths related to the people and facilities necessary for a community. Leadership and the community working together to move forward was frequently identified as a strength, as were the local school system, the community building, the proximity of Ferris State University, City staff, the Evert Municipal Airport, success with grants, and the citywide clean-up.
- Private Sector – Strengths related to local business and industry received 16 comments. Specifics include local manufacturers and the industrial park, local businesses and the chamber of commerce, and the Downtown Development Authority and the Local Development Finance Authority. All of these are important to the success of existing businesses and the attraction of new businesses (as are all of the other categories listed under strengths). The quality of the workforce is also listed under this category, since the private sector relies on the workforce to fill the positions it creates.

Weaknesses

The following four areas summarize the weaknesses identified by the participants.

- Economy – The fact that Evert is an area that has suffered from a poor economy is easy to see, and with 35 related comments, it is a concern of participants. The City's low per-capita and household incomes influences almost every issue in the City. Many of the City's residents earn low wages and are transient in that employment drives where they choose to live. The area's high unemployment rate, untrained workforce, and reliance on tourism also impact the earning capacity of residents. The uncertain future of Dean's Dairy was on many people's minds during the planning process (it closed soon after interviews were completed) as was the tax base and ability to maintain community facilities with the current local and national economy. The reliance on large manufacturers (and their cyclical nature) was listed many times by participants. The many vacancies in Evert's downtown were also frequently mentioned by participants. This topic is important to the success of Evert and will present the City's leaders with many challenges in the coming years.
- Blight – This category, with 31 comments covers a variety of topics related to the overall appearance of the community – and is closely related to the first topic. The poor condition of housing and the abundance of renter-occupied housing were frequently cited, as was the lack of adequate codes and code enforcement and the

reliance on the County for inspections. An overall lack of pride and image issue was also cited as was the condition and availability of curbs, gutters, and sidewalks.

- Public Sector – Participants cited weaknesses related to the public sector seven times. Comments included such topics as lack of communication with public, lack of recreation activities for youth, public schools, lack of direction, misguided goals, and not capitalizing on resources. As with anything, many of these weaknesses are related to the lack of resources.
- People – With seven comments, participants listed many weaknesses (but not frequently) related to the residents of Evert, but most of these issues would be addressed with an improved economy. Apathy towards success, limited opportunities for newcomers, troubled youth and disruptive students, and drug abuse were all cited by participants as weaknesses.

Opportunities

The following four areas identify the key opportunities. The difference between a strength and an opportunity is small (strengths were supposed to be within the City and in the present time and opportunities were supposed to be either in the future or outside the influence of the City) – but they tend to get mixed together as categories.

- Natural Features & Leisure – The biggest category (28 comments) follows the biggest category of strengths. The key difference is improving these assets and marketing their strengths. These include the parks, natural resources, Pere Marquette Rail-Trail, the City’s central location, the Muskegon River and fishing, the Osceola County Fairground, the City’s many festivals, agriculture, and Spring Hill Camps. Build on these strengths for future opportunities.
- Economy – Also cited as one of the biggest weaknesses, opportunities related to improving the City’s economy were cited 25 times by participants. Specific examples include targeting specific types of businesses to locate in Evert, and providing appropriate incentives for those businesses. The City’s Industrial Park was also cited as an important opportunity as were small businesses and manufacturing. Ice Mountain was identified as an opportunity and the need to diversify the economy was discussed.
- Other opportunities were listed, but not enough to really group them. These opportunities include the Evert Municipal Airport, Evert’s Public Schools, young people, opportunities for new housing, leadership, attracting new people to live and invest in the City, improving maintenance of public facilities, and improving US-10 through the City.

Threats

Like opportunities, people had a difficult time distinguishing between weaknesses and threats. While they are similar, threats are more like the dark clouds on the horizon – you know they are coming but there is nothing you can do to prevent their arrival, but you can work to lessen their impact.

- **Economy** – The primary threat, listed 30 times by participants, are threats related to the economy. Uncertainty over Dean's was on everyone's mind, as was the high unemployment rate, the struggles of small businesses, the outside ownership of local businesses, and the lack of diversification of jobs. Many people felt that if there were more jobs that many of the City's issues would be positively impacted.
- **Other** – The remaining threats identified by participants were numerous, but not listed in sufficient quantity to allow any form of grouping that made sense. Other threats included too many unsustainable local projects, the condition of housing and the number of renter-occupied units, the lack of code enforcement, a disconnect between the local schools and the City, general apathy, crime, people leaving the area, school funding and schools of choice, a transient population, the condition of downtown and vacancies in the downtown, and the long Michigan winters.

May 29, 2012 Public Participation Workshop

A workshop was scheduled to solicit input from the general public related to the Master Plan. The City advertised in the local newspaper, made announcements at local meetings, used fliers, and other methods to generate interest in the meeting. Due to the size of the meeting, an informal discussion was held that reinforced the SWOT analysis.

September 10, 2012 Open House

To provide an additional opportunity for input, an open house was held to allow anybody interested in hearing about the planning process, or commenting on the strengths, weaknesses, opportunities, and threats to sit down with the project planner. Dave Bee, from the West Michigan Regional Planning Commission, was available for anyone interested in the planning process on September 10, 2012, from 10:00 a.m. until 6:00 p.m. All of the discussions that day reflected very similar views to the interviews conducted earlier in the year.

Community Survey

Finally, an informal survey was performed using an internet program to solicit the opinions of the City's residents. The following ten questions (with summaries of answers following each question) were provided by the project planner to the City of Ewart for distribution and collection. The survey was available on the City's website and on the City's Facebook page – as well as in the City Hall. A total of 65 responses were submitted.

1. How important do you think building a variety of new housing is to the future of Ewart?

Highest Priority – 1.5 percent
Very Important – 15.4 percent
Important – 15.4 percent
Not Very Important – 46.2 percent
Not Important at All – 21.5 percent

Analysis: With two-thirds of the responses as not very important, or not important at all, it is clear that survey respondents do not identify new housing as a high priority when compared to other issues facing the City.

2. How important do you think improving the condition of existing housing is to the future of Ewart?

Highest Priority – 51.6 percent
Very Important – 26.6 percent
Important – 17.2 percent
Not Very Important – 3.1 percent
Not Important at All – 1.6 percent

Analysis: It is very clear that the survey respondents feel that improving the condition of the City's stock is very important. Nearly 52 percent feel it is the City's highest priority – and when combined with very important and important the figure grows to over 95 percent. This is an initiative that impacts the health of the City and the property values of its residents.

3. How important do you think attracting new businesses to Ewart's Downtown is to the future of Ewart?

Highest Priority – 66.2 percent
Very Important – 29.2 percent
Important – 3.1 percent
Not Very Important – 0.0 percent
Not Important at All – 1.5 percent

Analysis: A community's downtown is quite often the most important impression of the health of the community. It is very clear that the survey respondents feel that improving the condition of the City's downtown is very important. Nearly two-thirds of respondents feel it is the City's highest priority – and when combined with very important and important the figure grows to over 98 percent. This is an issue that impacts the health and image of the City to residents, businesses, and visitors.

4. How important do you think improving the Downtown’s public spaces is to the future of Ewart?

Highest Priority – 7.7 percent
Very Important – 30.8 percent
Important – 53.8 percent
Not Very Important – 4.6 percent
Not Important at All – 3.1 percent

Analysis: While attracting new businesses to the downtown was nearly unanimous, improving the downtown’s public spaces does not receive as great of support from the survey’s respondents – but over 92 percent feel it is at least important to the City’s future. Clearly, attracting new businesses to the downtown will not happen without the public support of the downtown.

5. How important do you think attracting new businesses to commercial areas along US-10 is to the future of Ewart?

Highest Priority – 56.3 percent
Very Important – 34.4 percent
Important – 6.3 percent
Not Very Important – 1.6 percent
Not Important at All – 1.6 percent

Analysis: Like the downtown, the area’s other businesses provide an important impression of the health of the community. It is very clear that the survey respondents feel that improving the condition of the retail area along US-10 is important. Over 56 percent of respondents feel it is the City’s highest priority – and when combined with very important and important the figure grows to over 97 percent. This is an issue that impacts the health and image of the City to residents, businesses, and visitors.

6. How important do you think improving the public spaces along US-10 is to the future of Ewart?

Highest Priority – 7.7 percent
Very Important – 30.8 percent
Important – 53.8 percent
Not Very Important – 4.6 percent
Not Important at All – 3.1 percent

Analysis: While attracting new businesses to the commercial areas along US-10 received broad support, improving the public spaces does not receive as great of support from the survey’s respondents – but over 92 percent feel it is at least important to the City’s future. Clearly, attracting new businesses will not happen without public support.

7. How important do you think attracting new manufacturers to Ewart and expanding industrial parks is to the future of the City?

Highest Priority – 79.7 percent
Very Important – 12.5 percent
Important – 3.1 percent
Not Very Important – 3.1 percent
Not Important at All – 1.6 percent

Analysis: Jobs are important in Ewart. No other category received as high of a percentage (79.7 percent) in the highest priority category. Ewart has devoted a lot of attention to its employment centers and has devoted a lot of resources to providing the infrastructure these businesses require to succeed.

8. How important do you think retaining existing manufacturers and maintaining existing industrial parks in Ewart is to the future of the City?

Highest Priority – 78.5 percent
Very Important – 12.3 percent
Important – 7.7 percent
Not Very Important – 0.0 percent
Not Important at All – 1.5 percent

Analysis: Again, jobs are important in Ewart. This issue received nearly as high a percentage as Question #7, but also received an equal percentage of very important responses and more important responses. Support for retaining existing businesses and industrial parks seems to have a little more even base of support than attracting new businesses and expanding industrial areas.

9. How important is maintaining the existing level of public services and facilities to the future of Ewart?

Highest Priority – 18.5 percent
Very Important – 60.0 percent
Important – 20.0 percent
Not Very Important – 0.0 percent
Not Important at All – 1.5 percent

Analysis: Maintaining the existing level of services in Ewart received support from most survey respondents, with 98.5 percent of respondents feeling the issue is at least important, with 60 percent feeling the issue is very important and 18.5 percent feeling it is the highest priority.

10. How important is expanding the level of public services and facilities to the future of Evert?

Highest Priority – 4.7 percent

Very Important – 29.7 percent

Important – 56.3 percent

Not Very Important – 7.8 percent

Not Important at All – 1.6 percent

Analysis: While there seems to be a lot of support for expanding public services in Evert, there is not as high of levels as in maintaining the existing level of services (Question #9).

ISSUES, GOALS, AND ACTION PLAN

The following identifies the issues, goals, and actions that will be taken to guide the City of Evert towards its vision described at the beginning of the plan. Many of the actions identified under one goal appear under other goals since there are many related issues, goals, and actions linked to the City's preferred future.

To allow the Planning Commission to follow each action throughout the life of this plan, the following administrative actions are recommended to ensure that actions are followed or modified to address changes that may occur during the life of the Master Plan:

1. At the first regularly scheduled meeting of the calendar year, the Planning Commission will review each of the actions to determine if the actions were adequately addressed in the previous year.
2. The Planning Commission Chair will maintain a list of comments for each Action during the life of the Master Plan. The Chair may delegate this task to City Staff.
3. If the Planning Commission feels an action was not adequately addressed, it will determine the best way to ensure that it is addressed in the next 12-month review period. The Planning Commission can assign individuals and/or organizations to address actions, and can form committees to address issues in greater detail.
4. If the Planning Commission feels an action has been adequately addressed, the action can be removed from the list of actions, or modified to further the planning process.
5. The Chair of the Planning Commission can also assign members of the Planning Commission with specific actions to track during each 12-month review period.

Population

Issue – A declining or slow-growing population creates challenges in a community related to decreased revenues, the ability to provide an efficient level of services and utilities, the inability to best utilize the built environment, the influence on the public school system and many other challenges related to excess capacity and reduced revenues.

Goal – The City of Evert will work towards creating a steady increase in population by providing a range of opportunities within the City that are important to attracting a diverse population that includes family households, senior citizens, and others.

Actions

The following actions, related to promoting population growth, are intentionally broad since they are addressed in other Goals (listed below). Notations describe the location of additional details.

1. The City of Evert will work to expand housing opportunities for all types of households – including non-family households, family households, and senior housing. See Goal and Actions related to Housing.

2. The City of Evert will work to maintain and improve its residential areas by enforcing regulations and working with homeowners to identify and rectify issues. See Goal and Actions related to Housing.
3. The City of Evert will promote its strengths to attract residents and businesses to the City by placing advertisements in select publications. See Goal and Actions related to Economic Development.
4. The City of Evert will strive to maintain a sustainable level of public services valued by existing residents and businesses – and sought by potential residents and businesses. See Goal and Actions related to Public Facilities and Services.
5. The City of Evert will work with the Public and Private Schools to promote the area's schools to potential families. See Goals and Actions related to Public Facilities and Services, and Economic Development.
6. The City of Evert will work with the surrounding townships to promote area-wide growth and maintain the ability to discuss the transfer of land from one governmental unit to another if the outcome is positive and desired by all involved residents and units. See Goal and Actions related to Cooperation and Coordination.

Housing

Issue – The quality, condition, and variety of housing is an issue related to a many factors such as a high percentage of rental housing units, foreclosures, low value of housing and high percentage of multi-unit housing when compared to Michigan, poverty, and the inability to afford maintenance and upgrades.

Goal – The City of Evert will work towards creating a balanced range of housing opportunities that includes well-maintained single family homes, multiple family units, and other types of housing.

Actions

1. The Planning Commission will work with the City Council, and City Staff to expand housing opportunities for all types of households by defining areas appropriate for housing development in the Master Plan and making any necessary amendments to the Zoning Ordinance that encourage quality development or redevelopment of housing. This would include housing to accommodate the needs of families, senior citizens, professionals, and others to allow for a varied population in the City. Encourage a broad range of housing values to ensure success.
2. The Planning Commission will work with the City Council and City staff to identify capital improvements (such as streets, water, and sewer) needed to expand housing opportunities in Evert and to include such improvements in the City's Capital Improvements Program. City staff will seek appropriate grants, loans, and other funding sources to develop and maintain necessary improvements.
3. The City Council and City staff will ensure that inadequate maintenance of housing does not detract from neighborhoods by enforcing existing regulations, considering

new regulations related to rental housing (landlords and tenants), and providing residents with an easy and effective method for reporting violations such as parking issues, noise, over-occupied housing units, and maintenance issues.

4. Through planning and zoning, the Planning Commission will promote small housing developments and encourage developers to include an acceptable level of amenities (such as basements and garages) while at the same time encouraging the development of smaller, more affordable and sustainable housing.
5. The Planning Commission, City Council, and City Staff will encourage sustainable homeownership by maintaining information describing programs designed to assist potential and existing homeowners.

Transportation

Issue – The condition of streets, roads, and sidewalks is an issue that detracts from the overall quality of life in Evert.

Goal – The City of Evert will work towards improving the City’s streets and sidewalks through the use of asset management (maintaining an up-to-date inventory of the condition of state, county, and city maintained roads and streets (and sidewalks) and lays out a maintenance program that provides for the right fix at the right time) and will strive to reduce the impacts of traffic along US-10 through the use of access management (improving traffic flow by proper placement of access points) and improvements to the transportation network.

Actions

1. The Planning Commission will work with the City’s Staff to implement a transportation asset management program that maintains an up-to-date inventory of the condition of state, county, and city maintained roads and streets, and lays out a maintenance program that provides for the right fix at the right time.
2. The Planning Commission will work with the City’s Staff, as well as the Michigan Department of Transportation and the Osceola County Road Commission to coordinate transportation improvements with other improvements (public and private utilities, sidewalks, new developments, and other projects) to minimize repeating maintenance actions and closure of streets.
3. The Planning Commission will work with the Michigan Department of Transportation to develop an Access Management Plan for the City’s primary commercial corridor (US-10).
4. The Planning Commission will work with City Staff to develop a Capital Improvements Schedule that will identify when to improve roads and sidewalks within the City and provide new sidewalks where beneficial.

Downtown

Issue – Evert’s downtown, and areas immediately adjacent to the downtown, endure aging public facilities and amenities, vacancies, and other concerns that detract from the overall usefulness of the downtown.

Goal – The City of Evert will work towards improving the vitality of the downtown by maintaining and improving public facilities and encouraging merchants, property-owners, and residents to maintain and improve their facilities.

Actions

1. The Planning Commission, Downtown Development Authority, and City Staff will work with the Michigan Economic Development Corporation and other government and non-government organizations to maintain and improve the City’s Downtown area by participating in existing and future programs (DIG Grant, CDBG, MEDC Strategic Fund, etc.) designed to improve the Downtown’s physical and economic well-being.
2. The Planning Commission will work with property owners, the Downtown Development Authority, and others to create an interesting downtown that serves the local residents, seasonal residents, tourists, and travelers on US-10. Create a gateway, signage, and better linkages to businesses on US-10 to inform people of the Downtown.
3. The Planning Commission, the Downtown Development Authority, and City Staff will work with downtown business owners to maintain an up-to-date list of issues and to identify the best way to address issues related to infrastructure, streetscape, and vacancies.
4. The Planning Commission, the Downtown Development Authority, and City Staff will work with downtown business owners to promote downtown activities to attract shoppers.

Cooperation and Coordination

Issue – Decreasing public resources are creating challenges for public bodies and limiting the ability for communities to adequately provide services and facilities that residents, businesses, and others require.

Goal – The City of Evert will strive to work closer with Osceola Township, Evert Township, Osceola County, Evert Schools, the State of Michigan, the Federal Government, and others to seek efficient and effective methods to provide public services and up-to-date facilities.

Actions

1. The Planning Commission will work with the City Council and City Staff to continue to provide water and sewer services to its residents and businesses, and will work with the surrounding townships to provide an appropriate level of water and sewer capacity to encourage growth in the area.
2. The Planning Commission will invite the planning bodies of the two townships and the Osceola County Planning Commission to at least one meeting a year to share training related to community planning, discuss common planning and community development issues, and provide for opportunities to learn of current local activities. The Planning Commission will strive to share reports and plans.
3. The City will continue to work with the five-community Fire Board to provide fire protection for the area's residents and businesses. The City will also continue to provide an appropriate level of police protection while working with the Osceola County Sheriff's Department to coordinate area-wide service.
4. The City will work with the surrounding townships, Evert Public Schools, Osceola County, and the State of Michigan to provide an appropriate level of recreational activities for the area's residents by considering the development of a joint recreation plan.

Public Facilities and Services

Issue – The future success of the City of Evert depends on providing a sustainable level of facilities and services necessary to meet the needs of residents, businesses, and public institutions.

Goal – The City of Evert will strive to maintain a sustainable level of public facilities and services by improving facilities, planning for the future needs of the community, seeking funding from a variety of sources, and involving the community in the decision-making and budget process.

Actions

1. The Planning Commission will work with the City Commission and City Staff to maintain an up-to-date Capital Improvements Program to ensure that maintaining and upgrading necessary infrastructure is carefully planned and long-term funding is in place for necessary improvements.
2. The Planning Commission will work with the City Commission and City Staff to coordinate efforts with the Downtown Development Authority and the Local Finance Development Authority.

3. The Planning Commission, City Commission, and City Staff will strive to seek outside (State, Federal, and Private) funding resources (grants and loans) to assist in funding public projects and programs whenever possible or necessary.
4. The Planning Commission, City Commission, and City Staff will ensure that all public facilities are planned, designed, and constructed to be sustainable.
5. The City will maintain an up-to-date recreation plan in order to assist in funding improvements to the City's parks using the Michigan Natural Resources Trust Fund and other resources.
6. The Planning Commission and City Staff will work with Evert Public Schools to identify future facilities' needs.

Economic Development

Issue – While the City of Evert has a range of employers and dedicates a very high percentage of land within the City's boundaries, and a very high percentage of its capacity of public infrastructure to manufacturers, its residents have lower income levels and higher poverty levels than Osceola County or Michigan.

Goal – Promote a sustainable amount of land and resources to manufacturing, commercial, and other land use categories that provide opportunities for businesses to expand or locate in Evert in order to raise the standard of living for the City's residents.

Actions

1. The Planning Commission, City Commission, and City Staff will work to maintain a quality of life that is important for attracting businesses to the City. Emphasis will be placed on promoting the area's natural resources and working with the Evert Public Schools to maintain a high quality of life.
2. The Planning Commission, City Commission, and City Staff will ensure the City has adequate infrastructure in-place to meet the needs of existing and new businesses by maintaining an up-to-date Capital Improvements Program that includes a schedule of necessary projects related to transportation, water, wastewater, and other public infrastructure needs.
3. The Planning Commission and City Staff will work with the Evert Local Development Finance Authority, Osceola County Community and Economic Development Department, the Michigan Economic Development Corporation, and others to promote new businesses and support the health of existing businesses in Evert.
4. The Planning Commission, City Staff, and the Evert Local Development Finance Authority will work with Michigan Works! Evert Public Schools, and the Mecosta-

Osceola Intermediate School District to match educational offerings to employers' needs.

5. The Planning Commission, City Staff, Evert Local Development Finance Authority will ensure the City's industrial park and industrial areas address the needs of existing and potential businesses.
6. The Planning Commission, City Commission, and City Staff will determine the best reuse of the former Dean's/Liberty Dairy site on River Street.
7. The Planning Commission and City Staff will work with Mecosta County Development Corporation to help existing businesses expand and to help attract new businesses to the City.
8. The Planning Commission and City Staff will work with the Osceola County Community and Economic Development Department, and the Michigan Economic Development Corporation to promote the area to existing employers and potential employers.
9. The Planning Commission and City Staff will work with the Osceola County Community and Economic Development Department, the Michigan Economic Development Corporation and others such as the Michigan State University Extension office to diversify the area's economy by promoting the area for value-added agriculture, renewable energy, tourism, education, and other employment opportunities.
10. The Planning Commission and City Staff will work with the West Michigan Regional Planning Commission and the Comprehensive Economic Development Strategy Committee to attract funding from the U.S. Economic Development Administration (EDA) and other federal and state agencies.
11. The Planning Commission and City Staff will work closely with the Downtown Development Authority, the Chamber of Commerce, and businesses to promote commercial and service growth in Evert.
12. The Planning Commission and City Staff will work to promote Evert as a destination for visitors.
13. The Planning Commission, City Staff, and the Downtown Development Authority will continue to improve the Downtown.

FUTURE LAND USE PLAN

Influences

The development of the City of Evert’s Future Land Use Map was influenced by several factors. The following paragraphs describe several of these factors. They are not listed in any specific order of importance, but are listed to provide an understanding of the thoughts that go into developing a Future Land Use Plan.

The first consideration is the existing distribution of land uses in and around the City. It is obviously more difficult to recommend a change from one type of land use to another than it is to recommend developing a vacant area of land. Not only does changing the use of an area influence the area – but it influences adjacent areas that developed years, or decades, earlier. So, communities must carefully consider any recommendations to alter the existing character of an area through a land use change or by developing vacant land. Even if an area is in need of improvements, making changes to land uses can have unforeseen impacts on the entire community.

The second consideration is public input. By developing a preferred vision for a community, along with goals and actions to reach the goals, the community is expressing how the community will look in the future. If the community sees a growing population as essential, more space must be devoted to residential land uses, schools, and other amenities designed to serve a larger population. If a community wants to provide its residents with more jobs, land must be devoted to the development of private sector businesses (manufacturing, service, retail, office, and other private sector). Examples of land use requirements to address community goals are as limitless as the number of communities and ideas. Also, it is important to recognize that one community goal often requires many land use recommendations. A goal of population growth, for example, requires not only additional room for homes to house the additional population, but changes that could attract people to the area (jobs, schools, public amenities, and other pieces that could attract people to a community).

A third consideration relates to adjacent communities. Care must be exercised to ensure that a proposed future land use does not adversely impact a neighboring community’s character (Evert is surrounded by Evert Township and Osceola Township). Closely related to this, is the fact that many communities (especially cities) are “built-out” or have very little room to grow. When this is the case, communities must work together to not only make the best use of the available areas for development, but to determine neighboring communities’ interest in developing.

There are many other facts that a community must consider when developing Future Land Use Plan, but these are the primary points that a community like Evert must consider.

Methodology

The West Michigan Regional Planning Commission generated the Future Land Use Map and the acreage figures by modifying the Existing Land Use Map and working with the Planning Commission to identify changes. Categories appropriate for the Master Plan were developed for the Existing Land Use Inventory to insure continuity and allow for changes to be tracked. Table 19 identifies the 2014 land use distribution figures, the future land use distribution, and the acreage changes for each land use category. Additionally, there is a description of specific focus areas that may require changes to the Zoning Ordinance and additional input from the Planning Commission and property owners as the need for redevelopment of these areas increases.

Future Land Use Category Descriptions

Residential Categories

There are three designated categories of residential uses. The total amount of land proposed for future residential purposes in is 456.4 acres, or 30.4 percent of the City’s area.

Single Family Residential – This category includes unattached single-unit homes, two-family duplex homes, and manufactured/modular homes or mobile homes not located in a mobile home park. The category also covers the surrounding land and any structures related to traditional dwelling units such as garages and storage sheds. This category does not differentiate between ownership options (owner-occupied, renter-occupied, or condominium). Due to the developed nature of the City there is no differentiation between high density, medium density, and low density single family homes – since most single family homes in the City are developed on fairly compact lots.

Changes between the Existing Land Use Inventory and the Future Land Use Plan include the designation of many vacant areas in the northern portion of the City to single family residential. The total amount of land proposed for Single Family Residential purposes in the Master Plan is 422.2 acres, or 28.2 percent of the City’s area. This change is an increase of 53.9 acres from the 2014 existing land use inventory (Table 13). Map 6 identifies the proposed distribution of single family residential.

Multiple-Family Residential – This category includes attached housing with three or more units that are located on the same site. The category also covers the surrounding land and any structures related to the dwelling units such as garages, carports, parking lots, maintenance facilities, storage sheds, administrative offices, club houses, recreation areas, and other related uses.

There are no changes between the Existing Land Use Inventory and the Future Land Use Plan related to multiple-family residential.

The total amount of land proposed for multiple-family residential is 28.1 acres, or 1.9 percent of the City’s area. Map 6 shows location of the City’s proposed multiple family residential area.

Mobile Homes – This category includes areas where mobile homes or other types of homes manufactured off site are located. This category only occurs where larger clusters of such housing occur, such as a mobile home park.

There are no changes between the Existing Land Use Inventory and the Future Land Use Plan related to mobile homes. The total amount of land proposed for Mobile Homes in the Master Plan is 6.1 acres, or 0.4 percent of the City’s area. Map 6 shows that such housing is located in one area south of US-10 on the City’s west side.

Business Categories

There are three designated categories of business uses. The total amount of land proposed for future business purposes is 280.3 acres, or 18.7 percent of the City’s area.

Central Business District – The Central Business District (CBD) category includes the area of commercial use which stretches along Main Street and is bounded on the north by 5th Street and on the south by 7th Street (Map 6). Like most CBD’s, Evert’s includes many mixed uses including commercial, residential, and public. Commercial uses include traditional retail, restaurants, banks, offices, and service establishments. Historic storefronts provide character to the area and a small park on the north side of the CBD provides a public space with a sense of history to the District.

There are no major changes proposed between the Existing Land Use Inventory and the Future Land Use Plan related to the boundary of the downtown. The total amount of land proposed for Central Business District in the Master Plan is 24.0 acres, or 1.6 percent of the City’s area.

General Commercial – The General Commercial category consists of larger commercial uses within the City which cater to both local and regional populations. Such uses include grocery stores, hotels, restaurants, and other uses that require larger buildings and larger parking areas. Most of these types of uses are located along US-10.

Changes between the Existing Land Use Inventory and the Future Land Use Plan include the addition of several areas on the City’s west side to commercial, as well as the conversion of several other areas of vacant land to commercial.

The total amount of land proposed for Commercial uses in the Master Plan is 93.2 acres, or 6.2 percent of the City’s area. This is an increase of 44.8 acres.

Industrial – This category includes sites where any type of manufacturing process occurs. Industries can include those that produce various emissions in the process (smoke, odor, noise, light, vibrations, etc.) or those that do not produce emissions detectable to surrounding areas – such as the assembly of parts shipped from other facilities.

Changes between the Existing Land Use Inventory and the Future Land Use Plan include the conversion of some vacant and public areas on the City’s west side to industrial uses.

The total amount of land proposed for Industrial uses in the Master Plan is 163.1 acres, or 10.9 percent of the City, which is an additional 29.6 acres of industrial land.

Public & Quasi Public

This category includes a variety of land uses including the airport and vacant land around the airport, the wastewater treatment and water storage facilities, schools, parks, churches, City offices and support facilities, as well as a few other related uses.

Changes between the Existing Land Use Inventory and the Future Land Use Plan include changing some vacant areas to park, some public areas to multi-family housing, and some public areas to industrial.

The total amount of land proposed for Public uses in the Master Plan is 734.4 acres, or 49.0 percent of the City’s acreage, which is a decrease of 31.4 acres due to converting vacant public areas to industrial uses. Map 6 shows the changes.

Vacant

In 2014 there were 125.3 acres of vacant land in the City of Evert, representing 8.4 percent of the City’s area. The Future Land Use Plan identifies 27.4 acres of vacant space, representing 1.8 percent of the City.

Other

Streets and water features, which account for some of the City’s land area, are included in the categories they serve or are adjacent to on the map.

Table 19: Future Land Use Distribution

Land Use Category	Existing		Future		Acreage Change from 2014
	Acreage	%	Acreage	%	
Residential	402.5	26.9	456.4	30.4	+53.9
Single Family Residential	368.3	24.6	422.2	28.2	+53.9
Multiple Family Residential	28.1	1.9	28.1	1.9	0.0
Mobile Homes	6.1	0.4	6.1	0.4	0.0
Public	765.8	51.1	734.4	49.0	-31.4
Business Categories	204.9	13.7	280.3	18.7	+75.4
Central Business District	23.0	1.5	24.0	1.6	+1.0
Commercial	48.4	3.2	93.2	6.2	+44.8
Industrial	133.5	8.9	163.1	10.9	+29.6
Vacant	125.3	8.4	27.4	1.8	-97.9
Total	1,498.5	100.0	1498.5	100.0	0.0

Source: West Michigan Regional Planning Commission

Focus Areas

The following focus areas require the input of the Planning Commission, property owners, residents, businesses and organizations, and neighboring land uses. This plan recommends that a committee is established for each focus area to address the need for any changes to zoning or capital improvements necessary and to determine the best approach for advancing each of the areas.

Focus Area One

The Central Business District is key to the future of the City since it is seen by those living in Evert, and visitors, as the “face” of the community. Attractive public facilities and successful businesses and public facilities are key to the success of the CBD.

Focus Area Two

The General Commercial Area along US-10 serves many functions for residents and visitors and should receive a lot of attention during the implementation of this Plan. Key improvements to the success of the area include access management to allow the safe flow of traffic, better use of vacant areas, and the potential expansion of commercial uses.

Focus Area Three

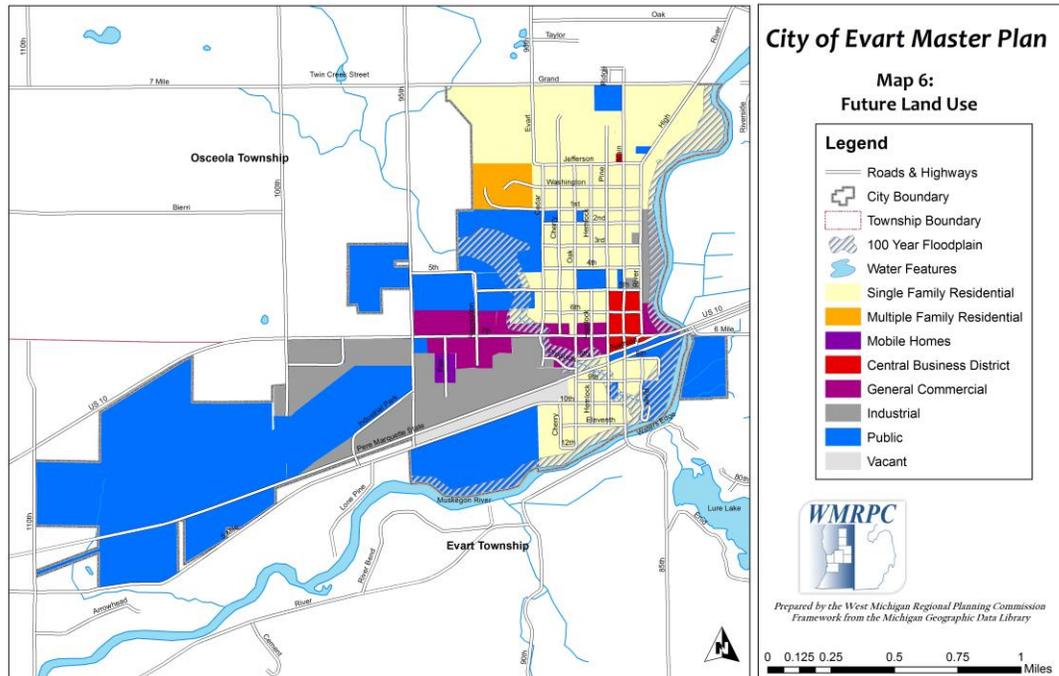
Additional residential uses in the northern portion of the City will require carefully looking at existing homes to determine the best way to provide more housing opportunities without negatively impacting the existing homes. Additional streets and other utilities will need to be developed.

Focus Area Four

The Airport and Industrial Park are areas that consume vast areas of the City’s limited land and there seems to be a lot of room for more efficiently using the area without impacting the glide paths of aircraft.

Focus Area Five

The site of the former dairy just east of the Central Business District needs to be considered for improvement or redevelopment to a use other than industry. Possible alternate uses discussed during the planning process include senior housing since the area is convenient to the downtown and located along the Muskegon River.



CONCLUSIONS

The City of Ewart has many strengths to draw upon to help guide it to a prosperous future. The area's natural resources are amazing – everything from the Muskegon River to the vast expanses of public land and four seasons of recreation opportunities. The area is situated in the middle of a great transportation network that links Ewart to major population centers across Michigan. The City's public utilities provide water and wastewater capacity to the area's residents and businesses. The existing businesses in the City provide jobs to people from well beyond Osceola County's borders. The area's schools educate tomorrow's workforce. The City's parks combine with the County's parks and the thousands of acres of State and Federal land to provide a wide range of opportunities. Ewart's events draw people from near and far for a range of events such as car shows and folk music. These attributes, and others, make Ewart an attractive area for a range of people and businesses to call home.

While the City has many strengths, the City of Ewart suffers from lower incomes and higher poverty rates than Osceola County or the State of Michigan – despite focusing many resources on economic development. The lower incomes create many challenges that influence individual households and the community as-a-whole. Housing conditions often suffer due to the inability to properly maintain or improve households. Public revenues generated from property taxes suffer and lead to decreased public services and investment in the community and the area's schools. While there are many jobs provided by the employers located within the City, the area has suffered from an up-and-down economy and from people that do not have up-to-date skills required by employers.

While a land use plan has a limited range of options to emphasize these strengths and address these challenges, it is important to strive wherever possible to do so. While a land use plan can identify areas for future businesses to locate, a land use cannot create a workforce that matches the needs of business. This requires cooperative ventures between the City, the area's schools, County, Regional, State and Federal Agencies, the area's businesses, and the area's residents.

APPENDIX A

Soil Characteristics for the City of Evert

(Ab) Abscota Sand: Typical profile is 0 to 6 inches sand, 6 to 60 inches sand. Slope is 0 to 3 percent gradient with low potential frost action. Moderately well drained soil with rapid permeability. Floods occasional during the months of March, April and May.

(Ae) Alganssee Sand: Typical profile is 0 to 7 inches sand, 7 to 60 inches sand. Slope of 0 to 2 percent gradient and a moderate potential frost action. This soil is somewhat poorly drained with rapid permeability. Flooding is frequent during January through May, November and December.

(ArB) Au Gres Sand: Typical profile consists of sand from 0 to 60 inches. Slope is 0 to 6 percent gradient and has a moderate potential of frost. Somewhat poorly drained soil with rapid permeability and no seasonal flooding.

(BlA) Blue Lake Loamy Sand: Typical profile is 0 to 6 inches loamy sand, 6 to 36 inches sand, 36 to 75 inches stratified sand to sandy loam and 75 to 80 inches sand. A 0 to 6 percent slope with a low potential of frost action. Soil is somewhat excessively drained and has rapid permeability with no seasonal flooding.

(ChB) Chelsea Sand: Typical profile consists of sand from 0 to 75 inches. Slope of 0 to 6 percent with low potential of frost action. Somewhat excessively drained, rapid permeability soil and no seasonal flooding.

(CrB) Croswell Sand: Typical profile of sand from 0 to 60 inches. Slope is 0 to 6 percent gradient with low potential frost action. Moderately well drained soil and rapid permeability with no seasonal flooding. (CrC) Croswell Sand is a similar soil type with a different slope of 6 to 12 percent, all other characteristics are the same.

(EaB) East Lake Loamy Sand: Typical profile of loamy sand from 0 to 7 inches, sand from 7 to 36 inches and stratified gravelly sand to sand from 36 to 60 inches. Slope is 0 to 6 percent gradient with a low potential of frost action. Moderately well drained soil with rapid permeability and no seasonal flooding.

(Eu) Evert Loam: Typical profile is 0 to 10 inches loam and 10 to 60 inches sand with a 0 to 2 percent slope gradient and a moderate potential for frost action. Poorly drained soil with moderate permeability. Flooding is frequent during January through June, November and December.

(GaA) Gladwin Loam Sand: Typical profile consists of loamy sand from 0 to 20 inches, gravelly sandy loam form 20 to 30 inches and stratified sand to very gravelly sand from 30 to 60 inches. Slope is 0 to 2 percent gradient with moderate potential for frost action. Somewhat poorly drained soil with moderately rapid permeability and no seasonal flooding.

(GdA) Gladwin Sandy Loam: Typical profile is 0 to 7 inches sandy loam, 7 to 20 inches loamy sand, 20 to 30 inches gravelly sandy loam, and 30 to 60 inches stratified sand to very gravelly sand. Slope of 0 to 2 percent gradient with moderate potential for frost action. Somewhat poorly drained soil with moderately rapid permeability and no seasonal flooding.

(Gp) Gravel and Sand Pits: Onsite investigation is needed to determine the suitability for specific uses.

(IdA) Iosco Sandy Loam: Typical profile is 0 to 34 inches loamy sand and 34 to 60 inches silty clay loam. A 0 to 2 percent slope gradient with moderate potential for frost action. Somewhat poorly drained soil with moderately slow permeability and no seasonal flooding.

(KkB) Kalkaska Sand: Typical profile consists of sand from 0 to 60 inches. Slope of 0 to 6 percent gradient and a low potential for frost action. Soil is somewhat excessively drained with rapid permeability and no seasonal flooding.

(MaA) Mancelona Loamy Sand: Typical profile is 0 to 36 inches loamy sand, 36 to 40 inches gravelly sandy loam and 40 to 60 inches gravelly sand. Slope is 0 to 2 percent with low potential for frost action. Soil is somewhat excessively drained with moderately rapid permeability and rare seasonal flooding. (MaB) Mancelona Loamy Sand: slope is 2 to 6 percent gradient with all other characteristics being the same and the previous soil type. (MaC) has a slope of 6 to 12 percent gradient and (MaD) has a slope of 12 to 18 percent gradient.

(Me) Markey Muck: Typical profile is 0 to 28 inches muck and 28 to 60 inches sand. Slope is 0 to 2 percent gradient and has a high potential for frost action. Soil is very poorly drained with moderately rapid permeability and is subject to rare flooding.

(MmB) McBride Sandy Loam: Typical profile is layered with 0 to 20 inches sandy loam, 20 to 28 inches loamy sand, 28 to 52 inches sandy clay loam, and 52 to 60 inches sandy loam. Gradient is 2 to 6 percent slope with moderate potential frost action. Soil is moderately well drained, slow permeability and no seasonal flooding.

(MsB) Montcalm Loamy Sand: Typical profile consists of loamy sand from 0 to 26 inches, stratified sand to sandy loam from 26 to 60 inches and loamy sand from 60 to 66 inches. Slope of 0 to 6 percent gradient with a low potential for frost. Well drained with moderately rapid permeability and is subject to rare seasonal flooding. (MsD) has the same soil profile with a slope of 12 to 18 percent.

(Rm) Roscommon Mucky Sand: Typical profile is 0 to 4 inches mucky sand and 4 to 60 inches of sand. Slope of 0 to 2 percent with moderate potential for frost. Soil is poorly drained with rapid permeability. No seasonal flooding.

RoB) Rubicon Sand: typical profile consists of sand from 0 to 60 inches and a slope of 0 to 6 percent. Low potential for frost action. Soil is excessively drained had rapid permeability and a low potential for flooding. (RoC) has a slope of 6 to 12 percent. (RoD) has a slope of 12 to 18 percent. (RoF) has a slope gradient of 25 to 55 percent.

(RuB) Rubicon Sand with Loamy substrate: Typical profile is 0 to 50 inches sand and 50 to 60 inches loam. Slope is 0 to 6 percent with low potential for frost action. Soil is somewhat excessively drained and has moderately slow permeability. No seasonal flooding.

(Sg) Sewage Lagoons: Onsite investigation is needed to determine the suitability for specific uses.

(St) Sloan Loam: Typical profile is 0 to 10 inches loam, 10 to 27 inches clay loam and 27 to 60 inches stratified sandy loam to silty clay loam. Slope is 0 to 2 percent gradient and has a high potential for frost action. Very poorly drained soil with moderate permeability. Flooding is frequent during January through June, November and December.

(Ud) Udorthents: Nearly level and undulating soil with 0 to 6 percent slope.

(Wh) Wheatley Mucky Loamy Sand: Typical profile consists of 0 to 7 inches mucky loamy sand, 7 to 20 inches sand and 20 to 60 inches gravelly sand. Slope is 0 to 2 percent with moderate potential for frost action. Poorly drained, moderately rapid permeability and subject to rare flooding.

(Wk) Wheatley Mucky Sandy Loam: Typical profile consists of 0 to 7 inches mucky sandy loam, 7 to 20 inches sand and 20 to 60 inches gravelly sand. Slope is 0 to 2 percent with moderate potential for frost action. Poorly drained, moderately rapid permeability and subject to rare flooding.

APPENDIX B

This appendix includes two related pieces of information. The first is Article 3 of the *City of Evert Zoning Ordinance* and the second is *The City of Evert Capital Improvements Program FY 2012-2017*.

Zoning Ordinance

The relationship of the Zoning Ordinance to the Master Plan is relatively straightforward. The Master Plan reflects the City's vision for its future and the Zoning Ordinance one of the tools used to help reach that vision, by establishing zoning districts that allow certain uses within the zoning districts, which are shown in Article 3 of the City of Evert's Zoning Ordinance (which was originally adopted in 1993 and will be updated once this Plan is approved).

Zoning Districts R-1 and R-2 (two different densities) are used to identify areas where Single Family Residential land uses are allowed. Zoning District R-3 is used for Multiple Family Residential land uses and R-4 is for Mobile Home Parks. Zoning District C-1 is used to identify the Central Business District (CBD), and C-2 is used for General Commercial land uses (other than CBD). Zoning Districts I-1 and I-2 (two different impacts on surrounding uses) are used for Industrial.

There are three additional zoning districts: Planned Unit Development (PUD), Floodplain Overlay District (F-1), and Vehicle Parking District (P-1). These districts can be located in several of the Master Plan categories.

There are also several Master Plan categories that do not relate to any specific zoning district. Vacant land can be located in any zoning district, but if vacant land is zoned a specific way, that is the preferred land use that the City feels would best serve the community. Public is the same since a park, school, or church can be located in a variety of zoning districts.

Capital Improvements Program

The City of Evert Capital Improvements Program FY 2012-2017 is also included in the Appendix. The Capital Improvements Program (CIP) identifies larger purchases and improvements on a year-by-year basis.