



PLAN IMPLEMENTATION



INTRODUCTION

The implementation of the comprehensive plan is the most important and difficult consideration of the planning process. The principal processes and procedures for implementation are divided into four separate but interrelated processes:



- Identification of priority issues and preparation of an action plan.
- Regulation of development and use of property.
- Provision of public services, utilities and other improvements.
- Public education and participation in the planning program.

Planning and plan implementation are processes, if they are to be successful, must be collaborative involving the entire community in defining values, goals and planning directions. Public consensus about major quality of life issues detailed in the planning process should reflect in the day-to-day actions of local government.



The governing body, within the framework established by the state statutes and the planning commission are charged with the primary responsibility for maintaining the comprehensive plan and for guiding the actual development towards the patterns and characteristics portrayed in the plan.

The primary tools by which the governing body and planning commission use to affect this plan are the Zoning and Subdivision Regulations. These regulations provide the necessary regulatory instruments to control overall land use patterns and the general quality of development in and around the community.

IMPLEMENTATION PROCESSES

Identification of Priority Issues and Preparation of an Action Plan



The identification of a range of current and future needs through the development of a capital improvement program provides a mechanism to set priorities and prepare for the challenges laid out in the comprehensive plan. The capital improvement program encourages “smart growth” and guiding for the long range development of the City towards the overall quality standards embodied in the planning directions established by the comprehensive plan.

Regulation of Development and Use of Property

Regulation of land use patterns assures a reasonable compliance with the future land use portion of the comprehensive plan. The Zoning and Subdivision Regulations are the best means of influencing development towards the patterns and conditions contemplated by the detailed planning studies and assuring that the livability standards are preserved for present and future generations.

Provision of Public Services, Utilities and Other Improvements

Development and improvement of infrastructure as the city physically expands is important to the development of the community. Infrastructure improvements and development are primarily scheduled and brought to completion through a long range capital improvement program. Through a capital improvement program emerging needs can be anticipated well in advance and introduced into a budget cycle which is commensurate with the actual physical growth and development of the community.



Public Education and Participation in the Planning Program



The ultimate success of the implementation and updating of the comprehensive plan requires participation and cooperation from the private sector. Keeping the public informed about the processes, intentions, and aims of local government in regards to the philosophy and procedure of the long range planning results in continuing quality and development of the community. Involving the public in the planning process assure that the city proceeds in a common direction with results benefiting all citizens.

TOOLS AND RESOURCES

There are a range of tools and resources for implementing the comprehensive plan. Among these are the following:

Zoning Regulations

Zoning regulates the use, height and area of buildings by dividing the city into uniform use districts and preparing regulations for each district. The zoning regulations and district map support the comprehensive plan and its documentation to maintain a healthy, wholesome community through proper land use relationships.



To keep zoning regulations up-to-date with emerging development it is necessary to incorporate revisions from time to time. Through an annual review process, the zoning regulations will reflect the changes of the community and continue to uphold the goals and policies of the comprehensive plan for the long range use of available land resources.

Subdivision Regulations

Subdivision regulations establish standards for subdividing land within or adjacent to the city. These regulations assure the future property owner of a properly sized building lot with all infrastructure improvements installed.

Like zoning, the subdivision regulations require annual review and revision in order to maintain the principles and intent of the comprehensive plan.



Capital Improvement Program and Capital Budget

The capital improvement program is a listing of projects that support the intent of the comprehensive plan and the operating budget of the city departments. Projects are listed in the order of their priority and covers multiple years to assure fiscal responsibility for meeting the comprehensive plan and the capital improvement program guidelines.

Statutory Requirements for Implementing and Maintaining the planning process

The governing body, and within the framework established by state legislation, the planning commission, is charged with the primary responsibility of maintaining the comprehensive plan and guiding the development toward the patterns and characteristics portrayed in the plan.

Implementing the comprehensive plan, zoning and subdivision regulations involves the planning commission and the governing body each of which has a defined role as prescribed by the state statutes. The plan and regulations are formally adopted by the governing body after preparation and recommendation by the planning commission. Once the plan and regulations are adopted by motion or ordinance copies of all documents are made available to other taxing jurisdictions and the public.

In order for the plan to remain useful as a guide for community development, the process of planning must be continuous. Cities are dynamic and marked by change in social and economic circumstances requiring the plan and regulations to continually be reviewed and updated if they are to remain useful tools for evaluating and guiding community growth.



**Zoning
Regulations
Review**