

DRAFT

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INTRODUCTION TO THE PLANNING PROCESS

The Comprehensive Plan for a community is intended to be the most visible part of the planning process. The role of the Comprehensive Plan is to set the direction for the future growth and development of the community. This direction is developed through the official planning bodies of the community (the Planning Commission and governing body) and should be supported by a commitment to engage the local citizenry in the planning process. This is a noble endeavor, but is one that can be difficult to effectively accomplish. However, the rewards of a successful participatory planning process can be felt within the community for years.

A lack of knowledge of the historical, sociological, economic, environmental, and psychological roots of a community can result in uninformed decisions based on perceptions that can have negative effects on the community. Human nature tends to focus on the present situation rather than take a structured look to the future. Citizen input and involvement is often shrouded in an atmosphere of perceived crisis. As a result, communities have a tendency to be "reactionary" rather than "proactionary" in their decision-making process. The Comprehensive Planning process should provide the foundation for developing a "proactionary" plan and vision for the community.

To allow planning to work for the community, it is important to understand what is involved in the planning process. The planning process can be summarized as:

- * an analysis of existing conditions and characteristics of the community;
- * the application of accepted planning principles;
- * development of goals and objectives for future development, and;
- * creation of policies to guide future decisions and actions.

DRAFT

July 27, 2000

Because the Comprehensive Plan gives a long-range perspective for directing the course of future growth of a community, it is beneficial to comprehend the Plan's interrelationships. A clear understanding of existing conditions within the City and its environs, coupled with a carefully structured set of goals and objectives, serve as the framework for the Comprehensive Plan. From this planning framework, policies for directing future land use and development decisions can be developed. Implementation of the plan might include such things as revising the Zoning and Subdivision Ordinances, expanding the codes enforcement programs, enhancing existing assistance programs and services, or establishing entirely new programs and services. All of these implementation actions would be intended to carry out the goals and objectives and implement the recommendations of the Comprehensive Plan.

The Comprehensive Plan for Sabetha is intended to provide the City with a set of development policies, recommendations for future actions, and a Future Land Use Plan map that will help guide the City's anticipated future growth and development. The Plan covers all of the City of Sabetha and an extraterritorial planning area that will extend up to three miles in all directions from the City into Brown and Nemaha counties. The planning period is from 2000 to 2020.

This plan is to be used by both public and private officials in guiding decisions dealing with land use, public programs and services, and investments in public facilities. In particular, decisions such as where to locate new housing developments, determining the best location for new industrial parks, deciding which road improvement might best foster additional development, and identifying where annexations might be in the best interests of the city can all be guided by the Plan. By following the policies and recommendations of the Comprehensive Plan it is possible to more efficiently control the cost of providing public services to the citizenry of the City of Sabetha.

While the final Comprehensive Plan for Sabetha will contain specific goals, objectives, policies, and recommendations for future action, it must be understood that the Comprehensive Plan is just a guide document

DRAFT

July 27, 2000

based on existing conditions and current understandings of the trends and directions of public and private investments. These conditions, along with local concerns, priorities, and attitudes will change over the course of time and must be reviewed and incorporated into the Plan on a periodic basis. Statutorily, the Plan must be reviewed annually by the City Planning Commission. A comprehensive update will not be necessary annually, but the City should not wait more than 10 years to perform a comprehensive update.

Change may not occur as fast in Sabetha as it does in other parts of the state, but the pace at which change does occur, coupled with the impacts of regional and/or national trends can be felt in Sabetha much faster than once was the case. A commitment by the City to make a strong planning program a major part of the local government process is vitally important in allowing the City to be responsive to change when it occurs. Such an effort, coupled with an active and informed Planning Commission, will allow this Plan to remain a dynamic document that will consistently reflect local attitudes and concerns, and serve the City well for years to come.

DRAFT

July 27, 2000

HG-1 GOAL: WORK TO ASSURE DECENT, SAFE AND AFFORDABLE HOUSING FOR ALL SABETHA RESIDENTS.

HO-A OBJECTIVE: PROMOTE IMPROVEMENT OF THE QUALITY OF HOUSING IN THE CITY'S NEIGHBORHOODS WHERE SUBSTANDARD QUALITY EXISTS.

HO-B OBJECTIVE: PROMOTE A WIDE RANGE OF HOUSING CHOICES AT APPROPRIATE LOCATIONS THROUGHOUT THE CITY. THIS INCLUDES A GREATER MIX OF RENTAL AND MULTI-FAMILY HOUSING.

HO-C OBJECTIVE: ENCOURAGE THE RENOVATION AND REHABILITATION OF HOUSING UNITS WHERE PRACTICAL, AND THE REMOVAL OF HOUSING UNITS DEEMED UNINHABITABLE, UNSAFE, OR BEYOND REPAIR.

HO-D OBJECTIVE: ENCOURAGE RESIDENTIAL DEVELOPMENT IN AREAS BEST SUITED TO ACCOMMODATE RESPECTIVE DENSITIES.

TRANSPORTATION

TG-1 GOAL: PROVIDE AN EFFICIENT AND SAFE TRANSPORTATION SYSTEM DESIGNED TO MOVE PEOPLE AND GOODS WITHIN AND AROUND THE CITY.

TO-A OBJECTIVE: IMPROVE TRAFFIC FLOWS WITHIN AND THROUGH THE CITY?

DRAFT

July 27, 2000

TO-B OBJECTIVE: PROMOTE THE DEVELOPMENT AND USE OF ALTERNATIVE MODES OF TRANSPORTATION?

TO-C OBJECTIVE: NEW DEVELOPMENT DOES NOT NEGATIVELY IMPACT THE TRANSPORTATION SYSTEM?

TO-D OBJECTIVE: DISCOURAGE UNPLANNED RESIDENTIAL DEVELOPMENT ALONG MAJOR ARTERIAL ROUTES IN THE UNINCORPORATED AREAS WITHIN THE CITY'S PLANNING AREA.

TO-E OBJECTIVE: HIGHWAY 75 BY-PASS WITH ACCESS PROVIDED TO ENHANCE THE COMMUNITY?

TO-F OBJECTIVE: CONSTRUCTION STANDARDS?

TO-G OBJECTIVE: IMPACT FEES?

TO-H OBJECTIVE: SPECIAL TRANSPORTATION PROGRAMS?

PUBLIC SERVICES AND FACILITIES

PFG-1 GOAL: PLAN AND PROVIDE FOR THE MAINTENANCE AND EXPANSION OF PUBLIC SERVICES AND FACILITIES IN SABETHA IN ORDER THAT PROPER DEVELOPMENT IS NOT RESTRICTED AND TO

DRAFT

July 27, 2000

HELP MAINTAIN OR IMPROVE THE LOCAL QUALITY OF LIFE AND STANDARD OF LIVING.

- PFO-A OBJECTIVE: LOCATION OF PUBLIC AND SEMI-PUBLIC LAND USES?
- PFO-B OBJECTIVE: DESIGN GUIDELINES? SERVE AS EXAMPLES OF THE QUALITY OF DEVELOPMENT DESIRED WITHIN THE COMMUNITY?
- PFO-C OBJECTIVE: PROVISION OF WATER AND SEWER FACILITIES AND SERVICES? AREAS BEYOND THE CITY LIMITS RECEIVING INFRASTRUCTURE IMPROVEMENTS SHOULD BE CONSIDERED FOR ANNEXATION IN THE NEAR FUTURE?
- PFO-D OBJECTIVE: PARKS AND RECREATIONAL NEEDS, PROTECT FLOODPLAINS AND WILDLIFE HABITATS, BUFFER ADJACENT LAND USES, ENHANCE PROPERTY VALUES AND PROVIDE A BREAK IN CONTINUOUS URBAN DEVELOPMENT? FUTURE PARK LAND ACQUISITION?
- PFO-E OBJECTIVE: PROMOTE DEVELOPMENT OF A MULTI-USE RECREATION/ COMMUNITY CENTER, SENIOR CITIZEN CENTER WITHIN THE CITY.
- PFO-F OBJECTIVE: STREET LIGHTING?
- PFO-G OBJECTIVE: SURFACE DRAINAGE SYSTEM AND STORM SEWER SYSTEM?

DRAFT

July 27, 2000

ENVIRONMENTAL FEATURES

EF-1 GOAL: **PROMOTE THE PROPER MANAGEMENT OF THE ENVIRONMENT, RECOGNIZING THAT CERTAIN ENVIRONMENTAL FEATURES ARE NOT COMPATIBLE WITH DEVELOPMENT AND THEREFORE DEVELOPMENT SHOULD NOT BE ENCOURAGED WITHIN THOSE AREAS.**

EFO-A OBJECTIVE: PHYSICAL ENVIRONMENT IN HARMONY WITH EXISTING NATURAL FEATURES?

EFO-B OBJECTIVE: DRAINAGE PROBLEMS AND FLOODPLAIN WITHIN THE CITY AND THREE-MILE PLANNING AREA?

EFO-C OBJECTIVE: UNIQUE OR RESTRICTIVE ENVIRONMENTAL FEATURES?

ECONOMIC DEVELOPMENT

EDG-1 GOAL: **ENCOURAGE THE EXPANSION OF BUSINESS AND JOB OPPORTUNITIES WITHIN SABETHA THROUGH A STRONG ECONOMIC DEVELOPMENT PROGRAM.**

EDO-A OBJECTIVE: EDUCATION AND SKILLS TRAINING TO HELP ENCOURAGE YOUNG RESIDENTS TO REMAIN AND WORK IN SABETHA?

DRAFT

July 27, 2000

- EDO-B OBJECTIVE: REGIONAL AND LOCAL ECONOMIC DEVELOPMENT RESOURCES TO ENHANCE SABETHA'S COMPETITIVE POSITION.?
- EDO-C OBJECTIVE: PROMOTE BUSINESS AND INDUSTRIAL DEVELOPMENT CONSISTENT WITH THE OVERALL QUALITY OF LIFE WITHIN SABETHA, WHICH WOULD BENEFIT THE CITY'S ECONOMY AND NOT ADVERSELY AFFECT THE ENVIRONMENT?
- EDO-D OBJECTIVE: SITES FOR BUSINESS AND INDUSTRIAL GROWTH? PUBLIC FACILITIES AND SERVICES TO THESE SITES ?
- EDO-E OBJECTIVE: LAND USE REGULATIONS AND DEVELOPMENT GUIDELINES - PROTECTION FROM CONFLICTING LAND USES?
- EDO-F OBJECTIVE: CAPITAL IMPROVEMENT PLAN?
- EDO-G OBJECTIVE: EXPANSION OF INDUSTRIAL PARK?
- EDO-H OBJECTIVE: "SPEC" BUILDINGS?
- EDO-I OBJECTIVE: ENTERPRISE ZONE?
- EDO-J OBJECTIVE: MIXED-USE ACTIVITIES, ESPECIALLY "HOME-BASED INDUSTRIES"?

DRAFT

July 27, 2000

LAND USE

LU-1 GOAL: PROVIDE OPPORTUNITY FOR THE ORDERLY AND EFFICIENT DEVELOPMENT OF LAND WHICH WILL ACHIEVE A FISCALLY SOUND AND ENVIRONMENTALLY SAFE CITY, WHILE MAXIMIZING COMPATIBILITY AMONG LAND USES.

LUO-A OBJECTIVE: ADEQUATELY SERVED BY ROADS, SEWERS, WATER, AND OTHER PUBLIC FACILITIES AND SERVICES?

LUO-B OBJECTIVE: COST?

LUO-C OBJECTIVE: MINIMIZE LAND USE INCOMPATIBILITIES?

LUO-D OBJECTIVE: DEVELOPING IN HARMONY WITH EXISTING NATURAL FEATURES?

LUO-E OBJECTIVE: INNOVATIVE SITE PLANNING?

LUO-F OBJECTIVE: ANNEXATION?