

LAND USE & PLANNING

Adopted: 1965
Amended: 2001

- POSITION IN BRIEF –

Support a comprehensive, long-range general plan, with a defined personnel structure for planning and implementation. The personnel structure should be composed of a well-qualified planning staff with specified authority, a planning commission composed of people of diverse occupations and interests, and ad hoc citizen advisory committees.

Support implementation of the general plan's land use through effective zoning. The general plan and zoning ordinances should reflect current input by citizens and the city council through open hearings. They should be strictly adhered to and periodically reviewed.

Support architectural control, planned unit development, underground utilities in new construction, and control of signs and billboards.

Support the concept of a countywide planning agency and a countywide zoning language.

– FULL POSITION –

A. General Plan

A city should have a general plan, a written policy statement of the physical development of the city, which takes into account social and economic goals. An effective general plan should have the following characteristics:

1. general, comprehensive, and long-range
2. based on current economic and land use studies
3. goals agreed upon by citizens and the city council
4. clear, concise, readily available, and meaningful to the ordinary citizen
5. used as an educational document as well as a guide to the city's growth
6. periodically reviewed
7. adhered to once adopted

B. Planning

1. The Planning Director should be a professional planner, qualified by a degree in planning and experience in the field. Abilities as an administrator and in public relations are particularly important.
2. The Planning Commission should be composed of qualified persons of diverse occupations and interests who represent a cross-section of the community. It advises the city council and has responsibilities for the mechanics of zoning and for public education.

3. The Planning Department should have specified authority in zoning matters. Decisions on final appeals should be made by the city council. The planning department should have expertise in both architecture and landscape architecture.
4. Citizen Advisory Committees should be broadly based and established on an ad hoc basis for a specific planning issue. They inform decision-making bodies of diverse views and involve more citizens in the planning process.
5. Countywide Planning by an effective governmental planning agency is essential.
6. Architectural Control in some form is strongly favored.

C Zoning.

Zoning is necessary in our society to protect individual rights as well as to promote the common good.

1. Zoning Ordinances should implement the policies in the general plan, but the ordinances should not be incorporated into the general plan.
2. Citizens should be notified of public hearings on zoning. Neighborhood citizen awareness and participation in the planning process should be facilitated.
3. Periodic Review and revision of the zoning ordinance should occur at least every five years. Zoning ordinances should reflect actual zoning practices and incorporate new ideas in planning. Maps and texts should be readily available.
4. Countywide Zoning Language should be used.
5. Signs and Billboards should be controlled by zoning ordinance.
6. Planned Unit Developments (PUDs) for residential, commercial and industrial uses are strongly supported. PUDs may have mixed uses and increased densities, as long as controls are strictly applied and densities are consistent with available services such as roads, sewers and schools.
7. Undergrounding of Utilities should occur for all new construction. Worn out utilities in all types of developments should be replaced by underground utilities when feasible.