

CHAPTER 6 PLAN MAINTENANCE AND IMPLEMENTATION

INTRODUCTION

Pertinent to the successful delivery of planning activities is a clear understanding of the tools available for the maintenance and implementation of the Comprehensive Plan. This Chapter of the Comprehensive Plan recommends maintenance and implementation procedures most appropriate for Kearney County and Norman and Heartwell, Nebraska. Included is a discussion of **land use regulations, public and private capital investments and the annual review of the Comprehensive Plan and plan amendments.**

GOALS AND POLICIES

Goal 1 - *Maintain and utilize the Comprehensive Plan as the primary tool for making decisions regarding the physical development of rural, unincorporated Kearney County and the Villages of Norman and Heartwell.*

Policies:

- 1.1 Establish a review process for the Comprehensive Plan and associated Regulations, including Zoning and Subdivision Regulations.
- 1.2 Coordinate local groups and organizations to carry-out the Goals and Policies of this Comprehensive Plan.
- 1.3 Coordinate development and land use changes with local, County and State officials.

LAND USE REGULATIONS

The implementation process of the **land use plan** involves three distinct stages. The **first** is the design of future land uses, both graphic and narrative. This documentation is included in this Comprehensive Plan update. **Secondly**, the local governing bodies (County Board of Supervisors, Village Board of Trustees and County Planning Commission) must officially adopt and begin procedures to monitor the various land uses within their jurisdiction. This includes the constant study of the County and each community, as new development occurs. Advice and recommendations are given to public Boards by the Planning Commission to assist them in land use decisions. The **third stage** consists of the design and implementation of land use regulations to insure, according to ordinance law, the proper implementation of the land use plan. The primary regulation utilized by most municipalities to accomplish this is the **zoning ordinance**.

The right to implement a zoning ordinance is a power given to local municipalities through the State's general police power. Police power is based on the promotion of the health, safety and general welfare of the people and their environs to secure their safety from fire, flood and other damage.

Zoning plays an important role in the Comprehensive Planning process. If properly implemented, a zoning ordinance can be used to achieve several objectives, including; (1) directing the growth of the County and each community in accordance with a Comprehensive Plan, (2) encouraging the most appropriate use of land, (3) preserving and protecting property values, and (4) providing adequate light and air and preventing overcrowding of land.

The planning and zoning jurisdiction of Kearney County is all incorporated areas, less the one-mile planning jurisdiction of each incorporated community, and for each community, the area within the corporate limits, plus an area one mile radius around the community.

PUBLIC CAPITAL INVESTMENTS

Local public capital investments can greatly influence both the preservation and growth of an area. Communities, such as Norman and Heartwell, will have a need for the improvement and development of modern infrastructure, including streets, and water, sewer and power utility systems. Also required will be the allocation of resources for such public facilities as libraries and other public or semi-public buildings and programs.

The public capital investment process must be sensitive to the affordability level of the County and the communities, while cognitive of the fact that public dollars will need to be secured if population stability and growth are to continue.

A Capital Improvement Program or Plan for the County and each community is the common vehicle to insure public investment. The Plan should detail the specifics of how revenues will be raised as well as the overall allocation of dollars for the public need. The presence of need will always be higher than resources available, so the proper, most wanted and needed activities should be selected for the Capital Improvement Plan. The fear of allocating public funds for the improvement or development of needed infrastructure and facilities can be tempered if the public is brought into the Capital Improvement planning process.

Scheduled public discussion of needs and resources will provide Kearney County and each community with a firm understanding of needs and the necessity to meet these needs.

The most appropriate Capital Improvement Plan or Program is one which contains at least a five-year funding period. This provides the municipality with some flexibility as to which planned public projects will have implementation priority.

PRIVATE CAPITAL

Private capital, or financing, will need to provide the majority of funding for public improvements. This private sector investment is traditionally accomplished via taxes, user fees, or initial development investment.

To insure private investment, Kearney County and the Villages of Norman and Heartwell must produce a process of promoting their future. This starts with the private sector's firm understanding and support for this Comprehensive Plan. **Partnerships need to be created between the County and each Village and the private sector.** These partnerships can range from private sector being appointed to County or Village commissions or advisory groups to the elected Boards.

Both the County and the Villages will need to produce incentives comprised of programs of "**public intervention**" to attract the private sector to invest in important community and economic development projects. Programs of public intervention might include joint public/private investment, the use of State and Federal (Grant) funds and tax increment financing to leverage private dollars.

Kearney County is expected to have an annual increase in population of 0.78 percent during the planning period, 2000 to 2010. If achieved, this could produce an increase of 272 persons, or an estimated 127 families. This population increase will require appropriate housing, schools, health care facilities and infrastructure. **To accomplish this, the private sector in Kearney County will need to be a player.**

**NEBRASKA
COMMUNITY
DEVELOPMENT LAW**

A valuable tool for Norman and Heartwell to utilize for the implementation of their land use plan is the **Blight/Substandard Determination -- Redevelopment Plan process through the Nebraska Community Development Law**. In general, the determination and the official declaration of blight and substandardness, as per the guidelines of the law, allows developers to redevelop an area using the financing of the local government.

Blight/substandard determination consists of declaring one or more of the community features identified in the Nebraska Community Development Law substantially deficient, or blighted/substandard. In both of the existing areas, a quantitative research process is performed by qualified professionals to justify blight/substandardness. A redevelopment plan is then prepared for the subject area, whereby, developers are then invited to conduct redevelopment projects utilizing tax increment financing.

ANNUAL REVIEW OF THE COMPREHENSIVE PLAN AND PLAN AMENDMENTS

This Comprehensive Plan should be in a constant process of review by all parties involved. This review, if properly conducted, will produce changes to the Plan. Changes will be made to the Plan utilizing a proper framework for Amendments.

The Plan review process should be initiated by the Planning Commission. The review process should be scheduled. Professional planners can assist with this review process with the assistance of all pertinent County and Village staff.

Public involvement will be a prerequisite for the effective review of the Comprehensive Plan. Organized involvement could include the use of the Planning Steering Committee membership utilized in the development of this Plan. Scheduled public meetings should also be conducted to ensure input from specific neighborhood areas and special interest groups.

The starting point, or foundation for all review processes should be the **evaluation of the future land use plan**. The review and possible change to the land use plan should be predicted on proposed developments. These changes will, in turn, require modifying the other components of the Comprehensive Plan, such as housing, infrastructure and facilities and the environmental assessment.

The Comprehensive Plan should be reviewed, at a minimum, once a year.

The process to officially **amend** the Kearney County Comprehensive Plan should go beyond required Planning Commission and Village Board public hearings. Again, as in the case of the review process, it would benefit the ongoing implementation of the Comprehensive Plan if public hearings were also scheduled and conducted in strategic locations throughout the County and each community, where maximum attendance and participation could be expected. A Comprehensive Plan must be amended in accordance with Nebraska Revised Statute.

ANNEXATION POLICY

The Policy of the Villages of Norman and Heartwell, Nebraska, for both voluntary and involuntary annexation shall be: non-agricultural land areas identified within the extraterritorial planning jurisdiction shall be annexed at a point-in-time that areas are in conformance with and meet the criteria of the Nebraska State Statute regarding the practice and requirement of annexation. The prudent posture to maintain in the annexation of any additional lands would be the careful study of the area to insure economic value can be gained and the Village can adequately serve the annexed area, with all available, modern infrastructure and services, prior to annexation procedures.