

## **POLICY STATEMENT**

Subject to its power to act, the City Council should adopt this Policy Statement. The Policy Statement will be utilized as a guideline for action. Modification of this statement should follow the procedures used in the initial adoption of the Policy Statement, thereby offering the opportunity for discussion and change.

### **PLANNING POLICY STATEMENT**

**PURPOSE:** The purpose of this planning policy statement is to:

- 1. Ensure Consistency.** Promote the legal requirement of reasonableness by avoiding arbitrary decisions and furthering the uniform application of the various planning procedures.
- 2. Promote Efficiency.** Simplify the preparation of materials for Planning Commission action through the provision of guidelines and criteria. This will promote expeditious disposition in the interest of both the public and the petitioner.
- 3. Establish a Public Record.** Provide a clear statement of policies upon which the community may rely.
- 4. Maintain a Basis of Planning.** Assure the judicious use of resources. Planning decisions, such as zoning actions, need to be found upon adopted principles and objectives. This will assist in accomplishing the intended purpose and avoid the legal problems of arbitrary and capricious actions.
- 5. Develop a Planning Method.** Promote the rational utilization of land and the economical provision of required facilities and services both for the individual and collectively in the public interest. This is accomplished through the allocation of land to a variety of uses based upon desired community objectives and intensity criteria.
- 6. Ensure Adoption, Amendment, and Binding Effect.** Establish formal procedures for the adoption and amendment of this Policy Statement recognizing that there is a need for continuity and community support.

## **POLICIES WITH GENERAL APPLICABILITY**

### **TOTAL COMMUNITY INTEREST**

Planning loses its vitality as well as its credibility if it: (1) becomes a mere composite of neighborhood desires; (2) is abused to advance the interest only of certain individuals or special interest groups; (3) is implemented arbitrarily or capriciously; or (4) becomes unreasonable or confiscatory in its application to private properties.

It is our policy that the general welfare of the area in its entirety must be served by all planning measures. Therefore, general, as distinguished from individual, interests will be furthered.

Economic benefit to individuals shall be subordinate to the community economic considerations. Implementation of planning shall not be conducted solely for the purpose of increasing value.

### **REASONS FOR ACTIONS**

The Planning Commission and, where appropriate, the City Council, should list its findings of fact and reasons for recommendations and actions. An affirmative recommendation assumes consistency with the Comprehensive Plan. As part of finding of facts, the Planning Commission should list why and suggest how the current comprehensive plan could be amended to support the recommended approval.

### **BY-PASSED LAND**

In order to prevent development inconsistent with the plan, requests for rezoning and subdivision of land should demonstrate to the Commission that all adjacent land could be developed consistent with existing zoning and / or an approved overall development plan.

### **CHECK LIST ANALYSIS**

To promote a systematic review of subdivisions and all rezoning amendments, the following questions will provide helpful guidelines.

1. How well does the proposed development comply with the future land use plan?
2. How compatible (or not) is the proposed development to the established land use pattern?
3. How likely is it that the change would create an isolated, unrelated district?
4. To what extent would change adversely alter the population density pattern?
5. How much will the proposed development increase the load on public facilities measured as a percent of maximum capacity (water, sewers, streets, schools, etc.)? How easily can the facility's capacity be increased?
6. How logically drawn are present development boundaries in relation to existing conditions?

7. What negative effects will the change have on living conditions in the surrounding area? How damaging are they?
8. To what extent will potential hazards be created by the developer's effect on the existing character of the land?
9. How have basic land use conditions changed in the area? How does the area now compare to the land uses envisioned by the comprehensive plan?
10. What aspects of the proposed development will be a deterrent to the improvement or development of adjacent property in accordance with existing plans and regulations?
11. To what extent is the applicant requesting, in effect, a grant of special privilege that will not be granted to others? If granted, how would such a special consideration affect the general welfare of the community?
12. How reasonable are the comprehensive plan's recommendations and the current zoning for the property in question? Why?
13. To what degree is the proposed development out of scale with the area's needs? The neighborhood's needs? The City's needs? Why?
14. Does the development comply with FAA regulations?