

**INTRODUCTION**

The intent of the Policy Plan is to outline community desires to be produced or accomplished relative to the physical environment. This chapter identifies general goals and supporting policies in which plans, programs and actions can be formulated and initiated. Goals and policies specific to transportation, parks and trails, water supply, wastewater and stormwater management will be provided in separate, stand-alone documents.

It is emphasized that these goals and policies are the basic and fundamental plan for the development of Elko New Market. Their purpose is to provide a decision-making framework to guide all public and private actions and the development of the City. In addition to the active function of guiding action, the goals and policies also serve the more passive function of establishing evaluation criteria for the development and change which subsequently occurs.

This Policy Plan is not an implementation program of actions as no time framework or priority of action is intended or stated. The Policy Plan is a guide which directs action of the part of the public and private sectors of the community when responding to needs, problems and opportunities.

It must be cautioned that the policies in this chapter are to be considered and utilized collectively. While in some instances a single policy may define and outline a course of action or decision, it is more common that several policies apply to a given situation. Reactions to individual policies should therefore be tempered pending consideration of all applicable statements.

Additional note should be made that policy plans are utilized as the basis of graphic plans and decision-making due to their flexibility and adaptability. Lacking a “hard line” delineation, policies can be applied and used for the basis of decision-making when unanticipated situations emerge. Such is not the case with a map plan in that it is static and fixed. Further, there may be instances when the policies contained in the Policy Plan do not reflect a change in policy direction or address an unanticipated issue. In such cases, the Plan should be amended to include policy statements which reflect the new direction or issue.

It should be noted that the use of the term “shall” within the framework of the Policy Plan is not to be considered an absolute regulation such as the case in the City’s Zoning and Subdivision Ordinances.

The Policy Plan portion of the Comprehensive Plan is based upon an analysis of the preceding Issue Identification Chapter. To ensure that the Policy Plan reflects the desires of the local community and that such desires are to be accomplished, the Plan has been subjected to detailed and thorough review by the Planning Commission, City Council and City Staff. To ensure a proper understanding and clarification, the terms utilized are defined as follows:



**Goals:** Desired end products.

**Policies:** Definite courses of action which lead toward goal achievement.

Many goal and policy statements are generalized in nature and are directed simply toward community health and welfare. Thus, many of the policies of the City’s 2030 Comprehensive Plan (2008) remain valid and are reiterated. On the other hand, certain Comprehensive Plan policies are more specific in nature and reflect different courses of action than those contained in the 2030 Plan. Still other policies have been added simply because a particular issue was not relevant at the time of the 2030 Plan.

### **COMMUNITY PLANNING PRINCIPLES**

The primary function of local municipal government is the provision of an orderly, safe, productive, and enhanced living and working environment. While this encompasses social, physical, and economic opportunities and issues, the City of Elko New Market primarily influences the quality of life for its residents through the physical environment. Within this context of the City’s capabilities, the following are a list of fundamental principles that guide the planning process to develop the 2040 Comprehensive Plan:

- Facilitate a public process to obtain input from City stakeholders including but not limited to, community officials, local developers, business owners and residents to ensure that the 2040 Comprehensive Plan Update reflects the values and goals of the City of Elko New Market.
- Enhance Elko New Market’s community character by ensuring that new development is respectful of the City’s “small town” atmosphere while accommodating necessary urban growth.
- Promote development which is responsive to natural amenities and minimizes impacts upon environmental resources.
- Encourage growth in an orderly and fiscally responsible manner through careful management of the development process.
- Foster a strong sense of identity and quality of character for Elko New Market and its individual neighborhoods and business districts.



- Promote the economic vitality of Elko New Market businesses and industries to provide for needed services, employment opportunities, and a diversified tax base as a means of supporting future community growth.
- Expand the existing system of public parks, trails, and open space to provide equitable distribution of recreational opportunities in the City.
- Preserve and utilize Elko New Market’s natural resources and scenic, and historical character to contribute to a high quality of life in the City.
- Coordinate with State and regional governments to develop an integrated transportation system for all modes of transportation (pedestrian, vehicle, and mass transit) to accommodate long range growth that is to occur.
- Provide for the health, safety, and welfare of the public by ensuring managed growth occurs within a framework of local infrastructure and services of sufficient capacity to meet community needs and expectations.

**GROWTH MANAGEMENT**

**Goal #1: Promote growth strategies for orderly and efficient land use consistent with the *Thrive MSP 2040* regional development guide.**

**Policies:**

1. Plan for forecasted population and household growth at overall average densities of at least 3-5 units per acre (for new development and redevelopment).
2. Strive for higher-density commercial uses and compatible higher-density residential land uses in the commercial core of the community to ensure efficient uses of existing infrastructure investments.
3. Work with adjacent jurisdictions to execute orderly annexation agreements where forecasted growth exceeds land capacity within existing City boundaries.
4. Work to focus forecasted growth in areas with existing infrastructure capacity to protect existing farm land and prime agricultural soils for the long term.
5. Adopt ordinances that coordinate development with infrastructure availability.



6. Collaborate with abutting counties and townships, as necessary, to ensure that near-term development outside of the City’s 2040 MUSA boundary (but within the ultimate MUSA boundary) does not hinder long-term urbanization objectives for the area.

**Goal #2: Ensure that proposed development does not overburden City resources.**

**Policies:**

1. Maintain development projects within the limitations assigned to the City by regional agencies (i.e. the Minnesota Pollution Control Agency and/or the Metropolitan Council) in regard to public utility availability and potential sewer discharge.
2. Require developers or benefiting property owners to assume all or the significant majority of the improvement/service costs, and agree to pay assessments associated with extending service to their property.
3. Deny development or subdivision applications that qualify as premature based on non-conformity with this Comprehensive Plan or the City’s Zoning and/or Subdivision Ordinances relative to:
  - Infill policies
  - Adequacy of roads or highways serving the subdivision or development
  - Adequacy of stormwater management or treatment facilities
  - Adequacy of safe water supply
  - Adequacy of safe sewage disposal system
  - Adequacy of support facilities (i.e. police, fire, schools, parks, etc.)
  - Consistency with environmental protection policies or regulations
  - Consistency with the City’s five-year Capital Improvement Program

**ECONOMIC DEVELOPMENT**

**Goal: In accordance with the City’s Economic Development and Action Plan, attract, expand, and retain businesses and industries in Elko New Market as a means of adding value to and diversifying the City’s tax base.**

**Policies:**

1. Focus infrastructure planning on maximizing opportunities for job creation.



2. Expedite the planning and implementation of fiber optic availability for future economic development.
3. Solicit the support of the City’s Chamber of Commerce for economic development initiatives.
4. Continue to build and promote a public sector culture of customer service, timeliness, accountability, and creative solutions.
5. Build “capacity” for economic development via City plans, policies and practices.
  - a. Develop a land use plan which is conducive to the attraction of commercial and industrial land uses.
  - b. Pursue infrastructure projects which will attract commercial and industrial development.
  - c. Utilize available economic development tools (i.e. tax increment financing and other incentives), when appropriate, to attract commercial and industrial development.
  - d. Explore opportunities to streamline the City’s development review process without diminishing the public purpose of such processes.
  - e. Build trust and confidence with the development community by exhibiting commitment, competence, and haste in the development review and approval process.
  - f. Demonstrate that Elko New Market is a great place to do business by continuing to provide quality municipal services at reasonable property tax and utility rates.
6. Build “identity” for economic development via City plans, policies and practices.
  - a. Recognize and promote the advantages of the City’s proximity to Interstate 35 and southernmost location in the seven-county metropolitan area.
  - b. Promote a positive City image which advertises resources which are important to business owners, employees, customers, and vendors including, but not limited to, reasonable proximity to urban amenities and property tax rates comparable to other area cities.

- c. Explore ways in which the City can illustrate the cost-benefit and return on investment that Elko New Market will gain from future development.
7. Build “partnerships” for economic development via City plans, policies and practices.
  - a. Nurture economic development alliances with bigger partners and leverage their initiatives in a manner which is beneficial to the City.
  - b. Utilize available economic development tools in a creative manner as a means of maximizing limited development resources.
  - c. Share economic development strategies for County Road 2 with Scott County and work in tandem in matters related to transportation and access, land use, and environmental issues along the corridor.
  - d. Continue to work with and communicate development goals to the Elko New Market Chamber of Commerce.
  - e. Meet with commercial brokers, developers, and/or other market participants for informal feedback on the City’s economic development efforts.
8. Utilize the City’s website to promote and enhance Elko New Market’s development capacity, identity, and partnerships.
  - a. Provide comprehensive information for businesses which may be considering a location in Elko New Market. Information may include, but not be limited to, zoning maps, tax and utility rates, development fees/procedures, and the City’s business assistance policy.
  - b. Expand the City’s website to include links to real estate locator sites.
  - c. Modify the City’s website to provide greater emphasis on the desirable community features which may appeal to new businesses.
9. When available, consider the acquisition of properties in the downtown area (former Downtown New Market) as a means of advancing the goals of the City’s Downtown Master Plan.
10. Promote Elko New Market’s community identity through consistent brand messaging with all communications, signage at community gateways, and at City facilities.

**NATURAL ENVIRONMENT**

**Goal #1: Design City regulations and performance standards to protect the natural environment, preserve natural resources, and protect natural features.**

**Policies:**

1. Restrict and/or prohibit new development or the expansion of existing activities in environmentally sensitive areas (i.e. wetlands, floodplains, etc.) where environmental damage may result.
2. Utilize City regulations related to density, lot size, tree preservation, and wetland protection to protect natural features deemed important to the City.
3. Encourage subdivision design which preserves natural features in order to maintain a healthy environment, natural aesthetics, and economic benefits which such features provide to the area.
4. Guide development such that natural areas are not impacted or that impacts are minimized (e.g. re-configure lots and/or road alignments to less impactful locations).

**Goal #2: Preserve/protect regionally significant, high value natural resources as identified in the Natural Environment Plan.**

**Policies:**

1. Determine locations where existing natural resources can be enhanced and/or restored (e.g. types of vegetation to be planted, where stormwater ponds should be located).
2. Buffer high value natural resources from the impact of development.
3. Collaborate with Scott County, New Market Township, Three Rivers Park District, applicable Watershed Management Organizations and the Minnesota Department of Natural Resources to ensure proper management of the Vermillion River headwaters and the adjacent “priority natural area” which flanks the river.
4. Integrate natural resources with Elko New Market’s park, trail, and open space systems.

5. As part of development review procedures, evaluate the following related to natural resource corridors:
  - a. Determine if the property (or a portion of the property) proposed for development is within or adjacent to a natural resource corridor.
  - b. Identify what types of resources are present within the corridor (e.g. wetland, woodland).
  - c. Identify the purpose of the corridor (as outlined above).
  - d. Determine whether preservation of the resource(s) within the corridor is appropriate.
  - e. Based on purpose, determine the appropriate implementation method(s) or options.
6. Consider the following as potential methods of protecting high value natural resource corridors:
  - a. Guide development (e.g. re-configure lots or road alignment or shift area of density to less significant area) such that there is no impact or impact is limited.
  - b. Provide incentives such as:
    - 1) Allow higher density in an area for clustering development away from the resource.
    - 2) Allow the transfer of development rights – transferring (selling) density opportunities for development in areas where there is less of an impact on natural resources.
  - c. Developer dedicated conservation easements.
  - d. Acquisition of property by local government (e.g. park dedication vs. fee per lot, public easements).
  - e. Acquisition of property by conservation organizations for recreational and/or preservation purposes (may be outright acquisition or easements).
  - f. Do nothing – existing regulations adequately accomplish the corridor’s intended purpose or no specific implementation is necessary.

7. Identify locations of significant deposits of non-metallic minerals (sand, gravel and aggregate) and where appropriate, consider preservation and protection for future access and use as a regional resource.

**GENERAL LAND USE**

**Goal:**           **Develop a cohesive land use pattern that ensures compatibility and functional relationships among land use activities.**

**Policies:**

1. Encourage a balanced variety of development types to satisfy the needs, desires, and income levels of all people while preventing an oversupply of any one type of development.
2. Cluster complementary land uses and activities into functionally related sub-units of the community as determined by physical barriers (i.e. topography, drainageways, transportation routes, etc.), homogeneous land use characteristics, and service area boundaries.
3. Accomplish transitions between different land uses in an orderly manner so as not to create negative impacts on adjoining developments. Transitions of differing land uses shall occur either at mid-block points or along shared rear lot lines, so that similar uses front on the same street, or at borders of areas separated by physical barriers.
4. Regulate incompatible land uses such that conflicts are minimized through the use of physical barriers (i.e., topography, drainageways, transportation routes, etc.), separation, screening, or proper physical orientation of lots and buildings.
5. Amend geographic land use designations and related zoning classifications only when it can be demonstrated by those making the request that the modifications are in the best long-term interest of the City of Elko New Market and are consistent with the policies of the City’s 2040 Comprehensive Plan.
6. Approve amendments to the Comprehensive Plan (or Zoning Ordinance) to allow uses or activities not guided or allowed only when such action is consistent with the City’s long-term goals and not based solely on short-term market demand or potential.

7. Consider interim uses where differing land use designations are guided for long-term market needs. Such interim activities will only be considered when determined to be compatible with existing and proposed uses and will not serve as obstructions to long-term development objectives.
9. Analyze all development proposals on an individual basis from a physical, economic, and social standpoint within the context of the entire community to determine appropriate uses.
10. Deem premature any request for a rezoning of property to allow a more intensive land use than that which is guided by the City's Land Use Plan.
11. Relate the land uses guided by the Comprehensive Plan to community development priorities and transportation needs.
12. Consider the removal of land from property tax rolls only when it can be clearly demonstrated that such actions are in the public interest.
13. Establish standards for development quality which reflect the City's desired community character.
14. Coordinate Elko New Market's plans for future growth with abutting jurisdictions to encourage unified development patterns consistent with the Comprehensive Plan.
15. Plan land use development so as not to isolate or create land-locked parcels which lack adequate access to public streets.
16. Accomplish renewal, replacement, and redevelopment of substandard and grossly incompatible land uses through private means and, when appropriate, public action.
17. Encourage the conversion of nonconforming uses to uses which are consistent with those guided by the City's Land Use Plan.
18. Give due consideration to the integration of various modes of transportation and related facilities as part of land use planning activities.
19. Administer and enforce zoning, subdivision, building, and property maintenance requirements of the City Code as a means of maintaining high quality, attractive neighborhoods and business districts.

**RESIDENTIAL LAND USES**

**Goal #1: Recognize residential neighborhoods as the foundation of the City which are to be planned to provide safe, high quality, and high amenity living environments.**

**Policies:**

1. Limit new residential urban growth to areas within the 2040 Metropolitan Urban Service Area (MUSA) boundary.
2. Maintain and enhance the strong character of residential neighborhoods that are safe, healthy, and aesthetically pleasing through well-designed subdivisions for new housing.
3. Ensure that all new housing, including rental housing and housing for persons of low and moderate income, adheres to the highest possible standards of planning design and construction.
4. In the guidance of residential uses (on the City’s Land Use Plan) utilize “net” site areas to make the type and density of residential uses more predictable. The net area shall be defined as being the gross area of a parcel excluding resources protected by ordinance (wetlands and steep slopes), County and State highway rights-of-way, and regional park land.
5. Provide a system of collector roadways to protect residential neighborhoods from an influx of through traffic on local streets.
6. Prohibit new development in areas where noise and/or pollution exceed accepted standards and the negative impacts are not correctable by construction, site planning or other techniques. Avoid exposure of residential development from adverse environmental impacts, including noise, air, and visual pollution.
7. Require low density residential neighborhoods to be protected from encroachment or intrusion of incompatible uses by adequate buffering and/or separation from other residential, as well as non-residential, land use categories.
8. Encourage innovation in subdivision design and housing.
9. Minimize outside storage in residential areas and in those instances when it is acceptable, require it be conducted in an orderly, confined, and limited manner.

10. Require accessory buildings located in residential neighborhoods to be of a compatible design and size to maintain a residential neighborhood character and limit the use of such buildings to be clearly incidental and secondary to the principal residential activity.
11. Allow for interim home occupations within residential neighborhoods only when they will not jeopardize the health, safety, and welfare of the surrounding neighborhood.

**Goal #2: Provide housing opportunities for persons of all ages and income levels and choices that meet the changing life cycle needs of its residents.**

**Policies:**

1. Allow for the development of a variety of quality housing styles, types and choices throughout the City based on type and density objectives established in this Plan.
2. Maintain a balance in the types and quantities of housing units available throughout the City, emphasizing single family, multiple family, housing for seniors and physically disabled with existing residential development.
3. Adhere to the highest community design, planning, and construction standards for all new residential development.
4. In recognition of the City’s changing demographic profile, provide opportunities for senior living facilities.
5. Encourage housing styles and development techniques that conserve land and increase efficiency while achieving guided density objectives as established in this Plan.
6. Allow the mixing of various housing types or densities only when specifically planned and approved as part of the development approval process.
7. Establish single family dwellings as the primary type of housing maintained and developed within the community through a variety of single family lot sizes. Such varied lot sizes are intended to create potential for added diversity in the housing supply and create housing opportunities for all segments of the population.

8. Consider changes to the City’s land regulations (zoning and subdivision ordinances) to better respond to current single family residential market trends.
9. Provide opportunities for housing for low and moderate income families and individuals that is not to be concentrated within a single project or area.

**Goal #3: Provide for well-designed housing alternatives to single family dwellings which are compatible with the desired character of the community.**

**Policies:**

1. Recognize the need to develop a variety of twinhome, townhome, and multiple family dwellings to supplement conventional single family homes giving due consideration to local market demands and desired community character.
2. Limit the development of two-family, townhome and multiple family dwellings to areas designated for medium and high density residential uses as designated on the City’s Land Use Plan, except as may be integrated as part of a Planned Unit Development.
3. Guide areas for medium and high density residential land use so as not to be concentrated in any one area of the community or over such acreages at any one location as to create potential land use compatibility, transportation, utility, or service delivery issues.
4. Promote the development of two-family, townhome, and multiple family dwellings adjacent to areas targeted for commercial development to provide ancillary market support.
5. Establish and apply specific zoning and subdivision ordinance standards for development of two-family, townhome, and multiple family uses to ensure quality and innovation in construction and site design, as well as consistent application of development requirements.
6. Provide medium and high density residential housing development in areas which are provided reasonable access to major thoroughfares.
7. Locate residential care facilities in areas appropriately guided for residential land uses.

**Goal #4: Maintain and/or upgrade the character of existing residential neighborhoods.**

**Policies:**

1. Coordinate neighborhood preservation and rehabilitation efforts within individually defined neighborhoods.
2. Maintain a high quality residential environment through rehabilitation or where necessary, redevelopment of substandard dwelling units through private means and/or public action, when feasible.
3. Preserve and improve the existing housing stock through inspection and code enforcement efforts.
4. Consider the adoption of a housing maintenance code.
5. Abate property maintenance violations that infringe upon neighborhood quality or create public health safety and welfare concerns through code enforcement efforts.
6. Utilize public improvements as a means of civic beautification, strengthening neighborhood character, and stimulating investment in private property.

**Goal #5: Build attractive residential neighborhoods which are integrated with the balance of land uses in the City.**

**Policies:**

1. Require all new housing to comply with established zoning and building performance standards.
2. Update, as necessary, the City’s development regulations to define the desired level of quality design expected for new residential subdivisions.
3. Require new subdivisions to be interconnected with existing neighborhoods (with local streets, trails, parks, etc.).
4. Require all new housing to adhere to standards related to design, planning, and construction.
5. Integrate natural features of property into subdivision design.

6. Transition differing land uses in an orderly fashion which does not create a negative impact on adjoining developments.
7. Promote housing construction which reflects modern and emerging construction techniques and styles.
8. Require financial securities to ensure performances on plats to provide an incentive for timely development.

**Goal #6: Provide opportunities for affordable housing consistent with the Metropolitan Council’s allocation of affordable housing need for 2021 through 2030 (326 units).**

**Policies:**

1. Guide sufficient land at minimum residential densities of eight or more units per acre to support the City’s allocation of affordable housing need for 2021-2030.
2. Continue efforts with the Scott County Community Development Agency (CDA) to provide housing for low and moderate income families, individuals, and senior citizens.
3. Encourage owner-occupied housing for low and moderate income households in a manner which does not concentrate such housing type in a single area of the City.
4. Encourage multiple family housing projects which include both subsidized and market rate housing units.
5. Establish administrative and policy mechanisms that will facilitate the development of low and moderate income housing and respond to housing deficiencies.
6. Ensure that housing assistance is available, be it State or Federal, and accessible to community residents.

**COMMERCIAL LAND USES**

**Goal #1: Promote commercial development as a means of expanding the City’s tax and employment base and providing goods and services to Elko New Market residents.**



**Policies:**

1. Designate commercial land areas which are adequate to meet the long range commercial needs of the area.
2. In conjunction with transportation planning, locate commercial land uses in areas of high visibility and accessibility.
3. Screen and/or buffer commercial uses from adjacent residential development.
4. Promote unified commercial development patterns that serve the overall community and region, as well as smaller commercial nodes which may serve smaller portion of the community or neighborhoods.
5. Promote the Interstate 35 and designated segments of the County Road 2 corridor as areas of primary focus for commercial development.
6. Within the Interstate 35 and County Road 2 corridors, promote high quality commercial development which takes advantage of the visibility and/or access provided along such transportation routes.
7. To promote customer friendly environments, encourage commercial site designs which emphasize pedestrian accessibility, shared parking and green space.
8. Encourage multiple family residential uses as a transition between commercial uses and low density residential neighborhoods.
9. Require all new commercial development to comply with established zoning and building performance standards.
10. Update, as necessary, the City’s development regulations to reflect and define the desired level of design quality for new commercial development.
11. Actively communicate with the Elko New Market Chamber of Commerce and local business owners to gain an understanding of the changing needs of the commercial market.

**Goal #2: Establish Downtown Elko New Market as a vibrant, historic area of the community which includes a broad range of mixed uses arranged in a development pattern which is characteristic of the area.**



**Policies:**

1. Consider the guidelines provided in the City’s Downtown Master Plan as part of downtown area development and/or redevelopment proposals.
2. Review and update, as deemed necessary, the City’s Downtown Master Plan to ensure that such plan is consistent with the City’s current vision for the area.
3. Promote a broad range of commercial and civic uses within the Downtown including retail, service, office, entertainment, and civic uses.
4. Maintain a scale and form of development in the Downtown which emphasizes sensitivity to the pedestrian environment.
5. Minimize the impact of automobiles in the Downtown through strategies such as “shared parking”, in which adjacent land uses having different peak-hour parking demands can share parking facilities.
6. Promote safe pedestrian circulation along and across County Road 2.
7. Provide easily accessible public parking areas and pedestrian connections to retail streets.
8. Achieve “traffic calming” benefits through an integrated street network which provides options for traffic flow, narrower street design, and the provision of on-street parking.
9. Provide for public open space that uses stormwater treatment ponds as a visual and recreational amenity to the project.
10. Promote buildings which are compatible with the character of existing historic buildings within their immediate context.
11. Encourage active ground floor uses, such as restaurants, shops, and services to animate retail streets.

**INDUSTRIAL LAND USES**

**Goal:**            **Expand the City’s tax and employment base through the promotion of industrial land uses.**



**Policies:**

1. Continue to implement Elko New Market’s Economic Development Strategy and Action Plan.
2. Communicate with businesses and industries to stay abreast of their changing needs to facilitate industrial development.
3. Designate land areas which are considered adequate to meet long range industrial use demands of the area.
4. Locate industrial land uses near primary and easily accessible transportation routes.
5. Specifically locate industrial uses in the northeast and southeast quadrants of the Interstate 35/County Road 2 interchange area.
6. Define areas for varying types of industrial activities and provide for such varied use types within the Zoning Ordinance.
7. Encourage legal nonconforming industrial uses within residential areas of the City to relocate to areas guided for such activities.
8. Update, as necessary, the City’s development regulations to reflect and define the desired level of design quality for new industrial development.
9. Investigate fiscal incentives to attract desired types of industries to the City.
10. Promote industrial developments which maximize the return on City investments in public facilities and services.
11. Consider all potential physical implications and service demands (i.e. traffic generation, sewer and water demands) of new industrial developments.
12. Encourage industrial site designs which integrate natural land features.

**ADMINISTRATION**

**Goal #1: All development which occurs within in the City of Elko New Market is to be in accordance with the Comprehensive Plan.**



**Policies:**

1. Apply development policies and regulations in a consistent and uniform manner.
2. Evaluate the Comprehensive Plan regularly and proceed with updates when such action is deemed appropriate by the City.
3. Periodically review and update zoning and subdivision regulations to ensure that they adequately reflect current City policies.
4. Consider the establishment of an exterior property maintenance code as a means of promoting the life, health, safety, aesthetic, economic and general welfare of Elko New Market citizens and to protect neighborhoods against nuisances, blight, and deterioration.
5. Monitor legislative changes and new requirements in community responsibilities, notably in the area of environmental protection, and update the City's development regulations as necessary.
6. Evaluate development proposals to determine all economic, physical, social, and service demand implications and provide sufficient time for thorough analysis and decision-making.
7. Document all analysis related to consideration of development proposals to substantiate the basis of the City's decisions.
8. When new or expected development necessitates, initiate impact studies and cost analysis for public service improvements (i.e. utility extensions or upgrades, fire and police protection, roadway network improvements and recreation system elements).

**Goal #2: Maintain high standards for proactive involvement and communication with City residents and businesses on City issues and services.**

**Policies:**

1. Provide opportunities for direct involvement and input of area residents, business persons, and property owners in the planning and implementation of any development-related activities in the City.

2. Utilize existing business and civic organizations as a means of communicating and informing land owners and tenants and the general citizenry of area projects, plans, and accomplishments.
3. Encourage developers to hold informal meetings with project area residents, business persons, and property owners on a neighborhood or sub-unit basis to inform them of area plans prior to proceeding with formal development applications.
4. Make use of available media such as area newspapers, social media and the City’s website as a means of keeping citizens informed of development projects.

**Goal #3: To the extent possible, allocate administrative and improvement costs to those generating the demand or utilizing the service.**

**Policies:**

1. Monitor the City’s administrative procedures and services, including the processing of development applications, to ensure that the financial costs associated with such services are paid by those making the request.
2. Require land dedication, easements and other such dedications at the time of subdivision and/or development to ensure the physical capability for necessary public/semi-public utilities and improvements.
3. Annually review the City’s financial position to ensure proper fiscal programming and management.
4. Monitor Federal and State programs for the possibility of assisting the community with implementing the Comprehensive Plan and meeting the needs of its citizens.
5. Continue to implement a capital improvement program for the management, programming, and budgeting of capital needs.