

Chapter 1

Vision Statement & Goals

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Vision Statement & Goals

SECTION 1.1

Introduction

The purpose of this plan is to create a plan for Harvey County that will serve as the basis for making land use and development decisions into the next century. The foundation of a plan begins with a set of goals and a future vision of the county. Planning decisions that are consistent with the goals and vision statement will help to ensure the county's ability to achieve desired outcomes for a healthy, thriving, and secure future.

Goals and vision statement for the plan were identified at public work sessions. There were approximately 50 people in attendance at each of the work sessions. The major topics discussed at the work sessions are noted below:

- Scattered housing in the county.
- Water supply and quality of the Equus Beds Aquifer.
- Protection of natural resources.
- Commercial and industrial development in rural areas.
- Protection of farmland and rural areas.
- Affordable housing alternatives.
- Urban growth boundaries and utility service extension.

The following vision statement and list of goals are based on public opinions about the above topics.

SECTION 1.2

Vision Statement

In the year 2020, Harvey County will continue to offer a quality of life that attracts new residents and businesses to the cities. The sustained economic growth and success of the county's small towns and cities has not come at the expense of lost farmland, natural resources, and visual and cultural resources. Harvey County is recognized statewide as a leader in coordinated city/county land use planning, water resource management, protection of rural/agricultural land, and adherence to the principles of sustainable growth. Residents, visitors, and businesses are drawn to Harvey County because of the small town values and historic character, the rural landscape of farms, open space, and natural beauty of an area not harmed by urban sprawl.

SECTION 1.3

Visioning Exercise

At the first public work session participants identified what they believed was worth protecting, what needed to be created; and, what should be changed in the county. Their responses are listed below.

TO PROTECT

- Water Resources
- Agricultural Community
- Natural resources – land, water, air
- Infrastructure supports population
- Current zoning laws
- Maintain Agriculture areas
- Development on country roads
- Equus Bed – Water
- Air and soil pollution
- Erosion and flooding (Too much covered surface – parking lots, etc.)
- Water and Land
- Open spaces and rec. land
- Airspace – one mile buffer at least for approaches
- Protect against industry in I-35 corridor
- Developments keep rural atmosphere
- Manage growth
- Agriculture ground
- Industrial sites with infrastructure to sites and developed
- Land use regulations for cities control with county approval

- Create industrial growth in planned areas
- Create zoning influence areas around incorporated areas

TO CHANGE

- County take over road system
- 40 acre requirement
- Cities have ability to support controlled growth
- Extra-territorial zoning
- Widen I-135 corridor, ½ mile either side of Spencer
- More Local Control
- One house per 80 acres
- Metro licensing – contractors, developers
- Encourage youth to remain by creating the proper environment through jobs, etc.
- Limit large lots
- Denser clusters
- Preserve farmland
- Keep commercial-industrial in cities

TO CREATE

- Suburban housing comply with acceptable housing codes
- Review suburban acreage requirements
- Review standards for manufactured housing
- Water district west of interstate
- Guidelines for development – I-135 corridor area
- Guidelines for development around airport

- To support planned population growth in the urban fringe
- Urban & rural live together to protect our environment
- Allow shared lagoons with smaller lots
- Identify areas for specified development
- Buffer zone controlled or joint control
- Keep urban growth near the city (within 2 miles)
- Economic opportunity (diversified)
- Consider county unit system
- Diverse housing opportunities
- Controlled rural subdivisions close proximity to cities (2-3 miles – urban fringe)

SECTION 1.4

Prioritization of Land Use Issues

At the second work session each participant identified and ranked the top land use priority issue facing Harvey County. The results of this exercise are listed below, with the highest number of votes indicating the topic of highest priority.

1. Agricultural zoning (40 acre minimum)	14
2. Rural development guidelines & regulations	14
3. Rural transition boundary	13
4. Overlay zoning to protect groundwater	9
5. Encourage new housing to locate in or near existing subdivisions	9
6. Cluster housing/conservation subdivision design	7
7. Suburban development areas	7
8. Urban utility service extension boundary	6
9. Require commercial, industrial, and multi-family to connect to city water and sewer service	6
10. Restrict access to major roads	5
11. Floodplain regulations	4
12. Critical area zoning to protect riparian areas	2
13. On-site septic tank regulations	2
14. Traditional subdivision development with large lots	1

Goals of the Comprehensive Plan

Goal 1

Promote an economic development strategy that enhances the economic vitality of the cities, encourages reinvestment in downtown's, and balances economic growth by protecting the rural economic and natural resources of the county.

Goal 2

Promote compact urban development in new areas adjacent to existing cities and discourage the spread of scattered new urban uses in the urban fringe.

Goal 3

Direct new development to designated growth areas to protect and conserve agricultural and environmental resource areas, preserve open space, and provide public facilities and services efficiently and cost effectively.

Goal 4

Preserve agricultural land for the production of agricultural products and promotion of related agribusiness.

Goal 5

Protect, maintain, and restore the environmental resources [soil, equus beds aquifer, surface water, and air] and natural ecosystems, by promoting land use practices that are in balance with, and minimize adverse effects on, the natural environment.

Goal 6

Preserve the historic, cultural, scenic, and architectural heritage of the county.

Goal 7

Advocate the use of site plans and conservation subdivision design principles to ensure that new development preserves and protects the natural environment and rural visual resources of the county.

Goal 8

Promote inter-jurisdictional cooperation in planning and land use decisions, along with coordination with other agencies involved in

planning, resource management, economic development, and community development.