

Chapter 7

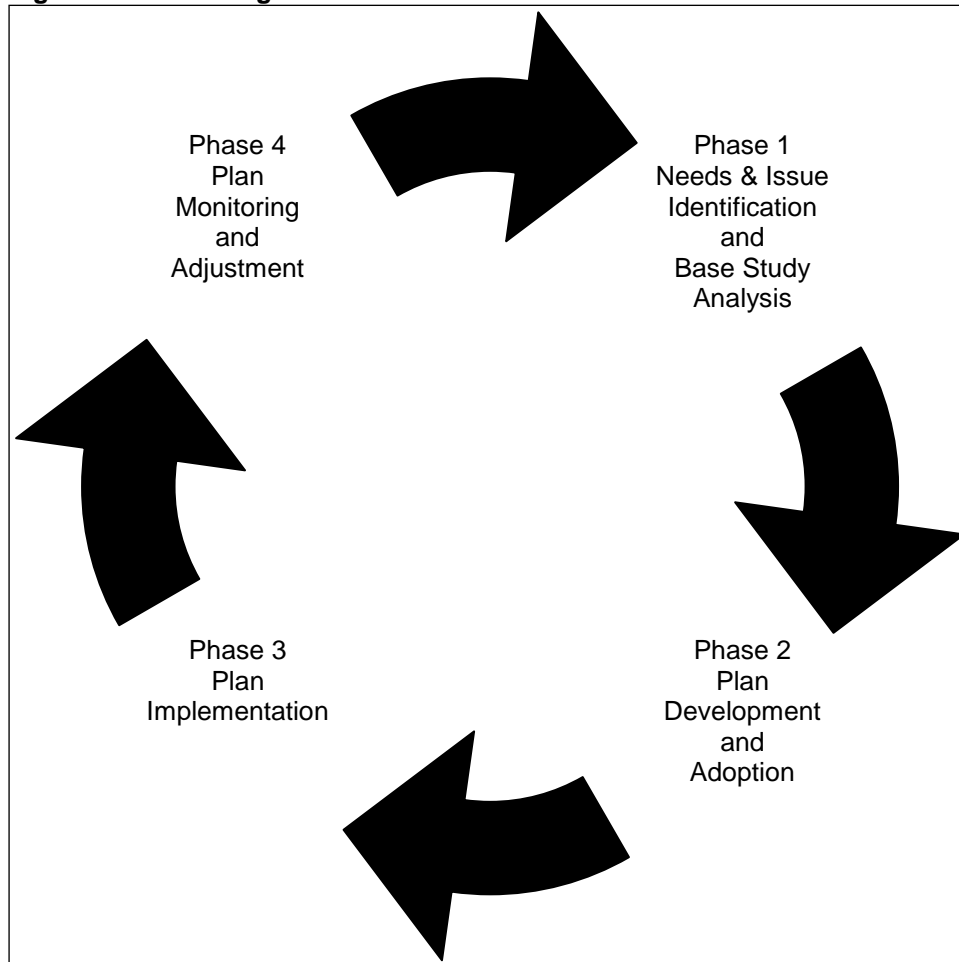
Implementation Plan

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The development and adoption of a Comprehensive Plan requires considerable commitment and effort of the Planning Commission, legislative bodies, citizens, and other stakeholders. However, there must be an ongoing commitment to take the necessary action to realize goals and objectives of the Comprehensive Plan and to make adjustments to improve their effectiveness.

While not a required element of the Comprehensive Plan, this **Implementation Plan** includes the final phases in the planning process. This Plan recommends the development of an action plan for implementing the overall Plan goals and objectives. It also identifies the method and timeframe for plan monitoring and adjustment to determine how well the planning solutions are working and what adjustments might be needed. Plans are useless unless planner and decisionmakers can learn from them and make adjustments to improve their effectiveness.

Figure 7-1: Planning Process



The Planning Commission should establish an Implementation and Monitoring Committee. The Committee should first identify potential tools, methods, and other action steps, including but not limited to the following:

- **Regulatory Tools.** Zoning and Subdivision Regulations and other rules, regulations, and policies are the most direct means of managing the nature of development and ensuring that development meets or exceeds minimum standards. All regulations, ordinances, and codes should be periodically reviewed in light of growth and changes within the community, and the adoption of the Comprehensive Plan update is an ideal time to carry out the review of regulatory tools. Any development of new regulations, ordinances, and codes or amendment of existing

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regulatory tools must be guided by the goals and objectives of the Comprehensive Plan and must be written to reinforce them in everyday practice.

- **Community Infrastructure, Facility, & Service Plans.** Short- and long-range plans for infrastructure and services, also known as Capital Improvement Plans (CIPs), can be developed to define a public project agenda and develop more specific strategies for implementing that agenda. The extent of these plans can be wide-ranging for community infrastructure, facilities, and services as a whole or can be limited to a specific issue or community need, such as public sanitary sewer extension or improved recreational facilities. These plans will include information on planning, land acquisition, project design, expected costs and potential funding sources, and timeframes for implementation. Any periodic review of the Comprehensive Plan and any development or amendment of capital improvement plans should be coordinated to ensure consistency and minimize conflict between land use planning and capital improvement planning.
- **Incentives & Growth Management Stimulus.** Growth management cannot and should not be regulatory only. Incentives and stimulus programs should be developed to encourage managed and quality growth and development. An example may be the identification of and planning of potential development areas as “growth zones” or “enterprise zones,” the planning and development of principal public infrastructure, such as utilities and collector roadways, within these areas, and the development and availability of incentives and stimulus, such as fee and charge reductions or waivers, tax abatements or reductions, low-interest loans, etc., to attract developers and investors.
- **Studies and Plans.** Studies and plans are useful in helping to precisely define issues and opportunities, enabling a community to examine a topic in depth. A well-focused and inclusive study can then be the basis for detailed plans that address very specific needs in a way that is customized to circumstances and conditions within that community.

Upon identification of potential tools, methods, and steps, the Committee should then identify potential partners and participants, establish priorities and timeframes (immediate (< 1 year), short-term (1-3 years), mid-term (4-5 years), and long-term (5+years) for achieving the goals and objectives of this Plan, and identify the method and timeframe for plan monitoring and adjustment to determine how well the planning solution is working and what adjustments might be needed. Upon finalization of the Implementation Plan, it must be presented to the Planning Commission for adoption as an addendum of the Comprehensive Plan.

Following the implementation phase, the Committee should then initiate monitoring the plan and identifying and presenting any adjustments. Monitoring should occur at least annually. If adjustments are necessary, then the planning process returns full circle as shown in Figure 7-1 above.