

**Potter County Comprehensive Plan –
Preserving and Enhancing the Quality of Life for Current and Future Residents of Potter County**

Chapter 14 - Implementation

Introduction

Adoption of this comprehensive plan should not be interpreted to suggest that the planning program for Potter County is complete. Adoption of the plan signifies the county's future planning activities are just beginning. Policies and recommendations have been established for the future of the county in a number of social, environmental, and physical areas. It will be up to the community, its leadership, and volunteers to implement and administer the planning program to attain these visions.

This chapter outlines techniques that may be used to implement the policies and recommendations of the Plan. Implementation of the plan is achieved by assigning responsibilities to the county's various committees and local volunteers. Implementation also involves the development and updating of land use and development of ordinances.

The Comprehensive Planning Process

The underlying principle being stressed in the county's planning program is that the comprehensive plan should assist with all county decisions and support the county's thirty municipalities. The plan is the one place where a formally recognized set of objectives and rationale for the future of Potter County is articulated consistently. Its value as an educational instrument, a resource inventory, and the center for the county's goals and policies should not be overlooked.

Review and Update

Because times and circumstances change and external conditions related to the community are not stagnant, the Board of Commissioners and Planning Commission must coordinate periodic updates of the plan. Offering the comprehensive plan for public comment and planning commission review will keep the plan on the county's agenda and allow new ideas and concerns regarding county issues to surface and be addressed and incorporated as new policies and recommendations. Policies that are outdated and obsolete may be removed or amended to address the county's current needs and goals.

- It is recommended that the comprehensive plan be formally reviewed at least once every year.
- Data contained in the basic studies should be updated when new information becomes available.
- Following review and amendment to the comprehensive plan, the Board of Commissioners and Planning Commission should formulate a schedule for the year's activities related to implementation of the plan.
- Citizen participation should be promoted and encouraged during the comprehensive plan's review and amendment process.

Land Use Management

The county's comprehensive plan establishes a set of policies and plans that outline the rationale and expectations of the county's physical growth and development.

The Future Land Use Plan has been formulated in a manner that situates future growth wisely based on the utility infrastructure, transportation infrastructure, and existing land uses.

Land Use Controls

The county's subdivision and land development ordinance will provide most of the control in implementing the comprehensive plan; however, county-wide zoning, administered through the Potter County Planning Commission office, has been discussed. Based on recommendations in the plan, standards should be developed to utilize the most modern and practical techniques to guide and manage growth and development. Zoning districts essentially dictate the activities permitted within a specific area, and subdivision controls focus on improvements and the proper division of land. The county's land use regulations should be reexamined periodically to ensure that adequate provisions and techniques are being utilized to implement the comprehensive plan.

Implementation Tasks and Activities

The following tables define 131 immediate, short-, and long-range tasks and studies that need to be initiated if recommendations and guidelines established in the plan are to be implemented. While this listing in no way covers all the detailed plan recommendations and policies, it does emphasize those that are most important. These tasks are vital if the county is to optimally manage its growth. The completion of many of these tasks should result in an improved quality of life within the county. While some agencies listed may have a stronger interest or expertise in certain tasks and activities, and in no way suggests that only those agencies should be involved. In keeping with the theme of this plan, any group or individuals interested will be encouraged to participate in the planning and implementation process.

Immediate - These activities are currently underway or should be initiated within one year of adoption of the plan. They represent core activities important to plan implementation.

Short Term - These activities are moderately important and relate to many of the immediate activities and should be initiated within two to five years from adoption of the plan.

Long Term - At the present time, these activities are of low priority and should be initiated six years and beyond from the adoption of the plan.