

# **SECTION 2**

## ***GOALS AND POLICIES***

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# GOALS AND POLICIES

### INTRODUCTION

A **Comprehensive Plan** plays a major role in the future growth and sustainability of a county. Important components of this plan are specific **planning goals and policies**. Goals and policies provide local planners direction in the administration and overall implementation of the Plan. In essence, **Goals and Policies** are the most fundamental elements of the Plan; the premises upon which all other elements of the Plan must relate. The following Goals and Policies are to be in effect for the period of the **Frontier County Comprehensive Plan; 1999 to 2009**, pending annual review.

**Goals are broad statements**, identifying the present state or condition of the planning area and what the area could or should evolve into within a given length of time. Goals are established for the primary components of the Comprehensive Plan, including **land use, housing, public infrastructure, facilities and transportation, community and economic development and plan maintenance and implementation**. Goals are long-term in nature and, in the case of those identified for this Comprehensive Plan, will be active throughout the 10- year planning period.

**Policies help to further define the meaning of goals**. In essence, Policies are recommendations for means by which goals can be accomplished. Policies, or often referred to as objectives, are sub-parts of a Goal and are accomplished in a much shorter time space.

The following Goals and Policies are the result of both qualitative and quantitative research conducted in association with this Comprehensive Plan. The **qualitative research** has included input received from the Frontier County Planning Commission and Planning Steering Committee.

## **GENERAL COUNTY GOALS**

The first step in developing Goals and Policies for this Plan is the creation of **general county goals**. These general goals "highlight" **important** elements of this county comprehensive planning process, as determined via the identification of "key" issues.

**The following represents the general community goals associated with rural Frontier County.**

- Strive to stabilize population for the next 10 years, maintaining a 0.5 percent growth between 1999 and 2009 for the Frontier County rural population.
- Actively market Frontier County to stabilize population, broaden the economic base and expand employment opportunities.
- The future image of Frontier County will greatly depend on the willingness of residents to accept changes in the population and economic structure and their willingness to be a part of the ongoing planning and implementation process of the County.
- Promote the preservation of the agricultural industry, including the diversification of crop developments. Historically, agriculture has been the primary income producing activity for Frontier County and this is anticipated to remain as such through the 10-year planning period and beyond.
- Protect the natural resources and living environs of Frontier County by controlling and prohibiting large scale commercial feed lot/confinement facilities in areas deemed inappropriate for such activities.

**general county  
goal continued . . . . .**

- Programs of citizen participation should be fostered in Frontier County to maintain and improve the economic and social quality of life of each community and the County as a whole.
- Foster and market the values of Frontier County to encourage the development of organized local action to preserve and strengthen the County.
- Establish zoning and subdivision regulations and the appropriate planning and zoning administration procedures to ensure the proper implementation of the Frontier County land use plan.
- Maintain and strengthen relationships between the county and its communities to produce planning practices supportive of proper land usage, economic growth, housing, public facilities and services, transportation and recreation.

## **LAND USE**

**Goal 1** - Provide opportunities for development in an orderly, efficient and environmentally sound manner.

### **Policies:**

- 1.1 Ensure that all areas for future development in the County are equipped with adequate utilities.
- 1.2 Avoid developments that could result in the contamination of soils.
- 1.3 Limit future developments to locations which are relatively free of environmental constraints relating to soils, slope, flood plain, drainage, ground water, endangered species or other natural resources.
- 1.4 Establish a process to allow for commercial livestock facilities in appropriate areas through a special use permit program.

**Goal 2** - Establish and maintain land use development patterns and densities in Frontier County that conform to uniform planning standards.

### **Policies:**

- 2.1 Develop and follow a general land use plan for the County, which is based upon present conditions and the sound forecast of future needs.
- 2.2 Establish a County land use plan which limits development of intensive agriculture confinement facilities/operations from areas with sensitive soils conditions. Regions west of Highway 83, between Maywood and Curtis, in the northeast, south of Eustis and Farnam and in proximity of Hugh Butler and Harry Strunk Lakes contain the highest concentration of sensitive soils conditions.

**land use  
continued .....**

- 2.3 Preserve and protect the highest concentration of irrigated and dry land crop production lands in eastcentral to northcentral Frontier County. Emphasis on groundwater protection and preservation of agricultural land uses should be emphasized.
- 2.4 Ensure that adequate open and recreational space is maintained in the County. Emphasize recreational opportunities associated with Hugh Butler and Harry Strunk Lakes, as well as the proposed Platte Canyons Regional Trail along the Burlington Northern and Santa Fe railway corridor.
- 2.5 All intensive livestock facilities should be classified as industrial uses, only allowable with special permitted conditions.
- 2.6 The County and/or each community should develop zoning and other policies/regulations that will provide incentives for maintenance of agricultural lands for agricultural uses outside municipal limits.

**Goal 3** - Encourage compatible adjacent land uses throughout the County through regulations suited to the unique characteristics and location of each use.

**Policies:**

- 3.1 Establish a annual review and modification process of zoning districts and regulations to encourage both development and redevelopment activities.
- 3.2 Facilitate the orderly development of residential uses that are environmentally sound, with regard to topography and soils capacity.

**land use**  
**continued .....**

3.3 Support the planned development of non-farm residential structures within and adjacent to Frontier County communities, along Highway corridors and in selected locations in close proximity to Hugh Butler and Harry Strunk Lakes.

3.4 Encourage industrial and commercial development within and/or adjacent to the communities of Frontier County or in areas allowing for compatible land uses and adequate access to transportation systems and utilities.

**Goal 4** - Work cooperatively with federal, state, and adjoining county governments to develop compatible flood control measures.

**Policies:**

4.1 Develop and enforce state and local regulations protecting the environment from contamination or pollutants.

4.2 Require all developments to be consistent with flood prone area requirements.

4.3 Review and identify measures which limit or reduce flood hazards, control water runoff and enhance the quality of surface and ground water.

**land use**  
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**Goal 5** - Provide opportunities and incentives for development that will encourage economic stability and strengthen the overall tax base in the County.

**Policies:**

- 5.1 Encourage the development and redevelopment of local business at strategic locations along the highway corridors within the one-mile planning jurisdiction of each community.
- 5.2 Identify land uses to promote and complement the future Nebraska Comprehensive Trails Plan along the Burlington Northern and Santa Fe railway corridor.

**HOUSING**

**Goal 1** - Provide access to a variety of safe, decent and affordable housing types, especially for persons and families of low-to moderate income.

**Policies:**

- 1.1 Improve on existing and develop new organizational relationships to create affordable housing throughout Frontier County, including, but not limited to a Regional Housing Development Corporation or County-wide Housing Development Corporation.
- 1.2 Develop affordable housing programs, both for removal and rehabilitation of unsafe housing, as well as new housing construction.
- 1.3 Promote the development of housing in rural Frontier County, considering a variety of styles, prices, densities, quantities and locations.

**housing**  
**continued** .....

- 1.4 Adopt and enforce both modern housing and building codes for non-farm structures throughout the entire Frontier County area.

**Goal 2** - Protect and preserve existing rental and owner occupied residential units.

**Policies:**

- 2.1 Create an ongoing county-wide housing rehabilitation program, to include both owner and renter housing units, for an estimated 134 units by 2009.
- 2.2 Create a program to demolish an estimated 47 units within rural Frontier County during the next 10 years.
- 2.3 Identify and rehabilitate historically significant residences and other types of structures.

**Goal 3** - Encourage future residential developments, which are compatible with and complement existing residential areas.

**Policies:**

- 3.1 Increase education and awareness for housing development throughout the County.
- 3.2 Limit development of residential units in environmentally sensitive areas.

## **ECONOMIC DEVELOPMENT**

**Goal 1** - Coordinate community and economic development efforts in Frontier County.

### **Policies:**

- 1.1 Encourage community/county development activities which create permanent employment opportunities with competitive wages, especially for low- to moderate income person and families.
- 1.2 Develop and actively pursue the implementation of a Frontier County Tourism Plan, to promote recreational uses throughout the County.
- 1.3 Develop a self-guided tour of historic buildings in Frontier County by utilizing the Nebraska Historic Buildings Survey of Frontier County.

**Goal 2** - Housing and public facility improvements coupled with economic development opportunities should be the foundation of community development programming and implementation in Frontier County.

### **Policies:**

- 2.1 Focus community and economic development activities to address county-wide and regional residential and commercial needs.
- 2.2 Ensure job creation is a recognizable issue of any economic development activities implemented in Frontier County communities, with emphasis on low- to moderate income persons and families.

**economic  
development  
continued .....**

**Goal 3** - Maximize economic opportunity for all residents, with emphasis on low- to moderate income persons and families.

**Policies:**

- 3.1 Support and expand the agricultural business industry in Frontier County.
- 3.2 Ensure that all economic development activities be consistent with the Comprehensive Plan.
- 3.3 Target new businesses and industries capable of producing competitive incomes for the residents of Frontier County.
- 3.4 Promote cooperative economic development activities with neighboring counties.
- 3.5 Expand and develop the hospitality, tourism and recreational industries in Frontier County.

**PUBLIC  
INFRASTRUCTURE,  
FACILITIES AND  
TRANSPORTATION**

**Goal 1** - Plan, program and implement the most effective, safe and cost efficient infrastructure and public facilities systems throughout the County.

**Policies:**

- 1.1 Prepare and adopt an annual Capital Improvement Program or Plan, which is consistent with the goals and policies of the Comprehensive Plan.
- 1.2 Recognize the need for and improve on intergovernmental and regional cooperation to reduce duplication of services.

**public infrastructure,  
facilities and  
transportation . . . . .**

- 1.3 Maintain modern design standards and policies for public infrastructure improvements throughout the rural areas of Frontier County.

**Goal 2** - Provide a transportation system throughout the County that enhances the safe and efficient movement of people, goods and services.

**Policies:**

- 2.1 Coordinate transportation systems with the planning and development of other elements of the community, including other transportation means, public utilities and facilities.
- 2.2 Develop county road systems in accordance with the standard State of Nebraska functional street classifications.
- 2.3 Develop a comprehensive trails plan to allow for pedestrian travel and recreation throughout the County. Promote the development of trail-with-rail within Frontier County.

**Goal 3** - Provide adequate, efficient and appropriate public utilities and services to both existing and future agricultural and residential areas.

**Policies:**

- 3.1 Maintain and improve existing public utilities and services on an as need basis.

**public infrastructure,  
facilities and  
transportation . . . . .**

- 3.2 Provide facilities and services necessary to prevent degradation of the environment, including modern sewage treatment, refuse collection and disposal, street cleaning and similar environmental control processes as necessary. This includes the proper disposal of animal waste.
- 3.3 Ensure the rules and regulations governing safe drinking water and sewage treatment are adhered to.
- 3.4 Coordinate and plan infrastructure improvements in a Capital Improvements Plan for the County.

**Goal 4** - Provide for the equitable distribution of community facilities to meet the cultural, educational, social, recreational, public safety and health needs of the County and each community.

**Policies:**

- 4.1 Provide adequate public health, safety and crime prevention systems throughout the County.
- 4.2 Promote a social and cultural environment that provides an opportunity for all residents to experience, develop and share their values, abilities, ambitions and heritage.
- 4.3 Foster a public educational system capable of raising the County's overall educational level.
- 4.4 Develop and promote programs to educate the residents of Frontier County and visitors on the rich heritage and history of the region.

**public infrastructure,  
facilities and  
transportation . . . . .**

- 4.5 Ensure the rules and regulations of the Americans with Disabilities Act are met at all public facilities.
- 4.6 Encourage the availability of all necessary services to youth and older adults in Frontier County.

**PLAN  
MAINTENANCE &  
IMPLEMENTATION**

**Goal 1** - Maintain and utilize the Comprehensive Plan as the primary tool for making County decisions regarding the physical development of the area.

**Policies:**

- 1.1 Establish a review process for the Comprehensive Plan and associated Regulations, including Zoning and Subdivision Regulations.
- 1.2 Coordinate local groups and organizations to carry-out the Goals and Policies of this Comprehensive Plan.
- 1.3 Coordinate development and land use changes with local, County and State officials.