

## **Plan Implementation**

The Pleasant Hope Comprehensive Plan is a policy guide for decision-making by city officials on issues related to how the community will grow, where growth will occur, and the resources and public infrastructure necessary to accommodate future development within the community. The Plan also provides direction for private decision-making on future investment and development. Successful implementation of the Comprehensive Plan to achieve community goals is dependent on the extent to which the Plan is used as a basis for decision-making and on the implementation of other programs, policies and actions that are consistent with the policies of the Comprehensive Plan.

### ***Implementation Tools***

There are a variety of techniques or tools available to the City of Pleasant Hope to implement the Comprehensive Plan. Many of these require action by the city through the adoption of land development regulatory controls, while other strategies require private sector participation or cooperative efforts between the public and private sectors.

The primary tools available to implement the Comprehensive Plan include land development regulations, such as zoning regulations, subdivision regulations, and building codes. Other government actions, such as public services and facilities programming (capital improvements planning) and intergovernmental communication and coordination go hand in hand with regulatory controls to implement the recommendations of the Plan. On-going community involvement through voluntary actions or Plan review is essential to ensure that the recommendations and policies of the Plan are achieving the goals desired by the community.

### **Land Development Regulations**

Zoning Regulations and Subdivision Regulations are the basic land use regulatory controls for implementing the recommendations and strategies of the Comprehensive Plan.

Zoning refers to the division of a political jurisdiction into districts for the purpose of regulating the use of land and intensity of development. A zoning ordinance will include regulatory controls and requirements, administrative procedures and a zoning district map(s). In general, zoning regulates use of buildings and land; density of population and development; height and bulk of buildings and other structures; and occupied area of a lot and size of open spaces. Zoning regulations may also include flexible techniques or standards that provide incentives to developers to create well-designed, sustainable developments that provide desirable or additional amenities to the development and the community. Development and adoption of zoning regulations is a priority recommended action for Pleasant Hope.

Subdivision regulations are also an exercise of the police power to protect the public's health, safety and general welfare. Subdivision regulations govern the process of converting raw land into building sites. Such regulations provide for the design and layout of building sites or lots and standards for infrastructure, including streets, sidewalks and other pedestrian ways, sanitary sewer, water, other utilities, and storm water runoff management. The regulations also provide for the method of effecting and recording the transfer of land titles (platting process) and the financial responsibility requirements for infrastructure development.

### **Capital Improvements Programming**

Investment in community facility and services is also a key tool for implementing the Comprehensive Plan. The availability, location and capacities of public facilities and services, such as water, sanitary sewer, and roads infrastructure, shapes a community's development pattern and character. Capital improvements programming provides a process for balancing the city's available resources with needs for new infrastructure or improving existing infrastructure.

A capital improvements program typically establishes a five-year time schedule that outlines public investment to be made in infrastructure and other community facilities and the sources of revenues to accomplish the improvements. Timely planning for capital improvements provides direction to both public and private decision-making on future development as well as the provision of desirable amenities.

### **Intergovernmental Communication and Coordination**

Decision-making by other governmental units and special purpose districts may influence the location and intensity of future development in Pleasant Hope. Collaboration, communication and coordination of plans, policies, and programs with other jurisdictions that have an effect on the future of the city are necessary to achieve many of the goals of the Comprehensive Plan. The Pleasant Hope School District's plans and programs for future facility improvements, as well as the economic development marketing strategies and programs to be developed by the Polk County Economic Development Coalition are two examples of collaborative planning and decision-making that will influence the city's future viability and quality of life.

### **Public Participation**

Voluntary participation of community residents on advisory boards, such as the Planning and Zoning Commission, and through work on other advisory groups that may be established to assist in promoting community improvement projects is also a method for implementing the Comprehensive Plan. The Pleasant Hope Comprehensive Plan is intended to reflect the desires of the community. Public participation in future reviews and any amendments or updates to the Plan is essential to community understanding of and support for the goals and community development strategies of the Plan.

### **Plan Review and Amendment**

The Comprehensive Plan should be reviewed on a regular basis to determine if the Plan's goals and policies still meet the desires of the community. Amendments to the Plan should be made at such time that the Plan no longer expresses community desires or

if the Plan's policies and strategies for directing the growth and development of the city are not providing the guidance necessary for decision-making.

The Plan should also be revisited if community conditions change to a significant extent such that new challenges or needs arise. Any major amendments to the Comprehensive Plan should also be coordinated with review and possible amendment to land development regulations or other programs that are used to implement the Plan.

### ***Roles and Responsibilities***

#### **Role of the Planning and Zoning Commission**

The Planning and Zoning Commission is an advisory body to the Pleasant Hope Board of Aldermen. The provisions of Missouri statutes designate the Planning and Zoning Commission as the entity responsible for developing the Comprehensive Plan, holding public hearing, and adopting the Plan. Adoption of the Plan is required for the city to adopt and implement land use regulations.

Under the zoning regulations, a primary responsibility of the Planning and Zoning Commission is to hold public hearings and adopt a recommendation that is forwarded to the Board of Aldermen on rezonings, subdivision of land, conditional use permits, and amendments to the text of the zoning and subdivision regulations. Although it is not mandatory, it is recommended that the Board of Alderman pass a resolution supporting the recommendations and policies of the Comprehensive Plan.

#### **Role of the Board of Aldermen**

The Board of Aldermen is responsible for enacting and amending the zoning regulations after receiving and considering the recommendations of the Planning and Zoning Commission. This responsibility also includes amendments to the City of Pleasant Hope Official Zoning Map.

For subdivision regulations, the role of the Board of Aldermen is to enact and amend the regulations following review and consideration of the recommendations of the Planning and Zoning Commission and upon public hearing. In the land subdivision

process, the Board of Aldermen is responsible for accepting or rejecting dedications of easements, rights-of-way, and any public lands. The Board also approves financial guarantees or financing mechanisms that ensure construction of all public improvements and approve engineering drawings. The Board of Aldermen is also responsible for approving the mayor's appointments to the Planning and Zoning Commission and the Board of Zoning Adjustment.

### **Developing Zoning Regulations**

The City of Pleasant Hope has adopted subdivision regulations. Preparing zoning regulations is a priority action to be undertaken upon adoption of the Comprehensive Plan. The Planning and Zoning Commission and the Board of Aldermen should coordinate their actions to ensure that the zoning regulations are compatible with the Comprehensive Plan and are supportive of other city policies and programs for capital improvements programming and delivery of community services.

### ***Implementation Priorities***

Table 9-1 shown on the following pages summarizes the goals, objectives and actions contained in the various chapters of the Comprehensive Plan. They are presented in a matrix format that identifies both short-term action priorities (1-5 years) and long-term action priorities (6-10 years). Short-term actions are those that should be implemented in the immediate future to provide city officials with the tools necessary to guide the community's future growth and to provide public infrastructure and services. Many of the actions are also noted as ongoing as they address decision-making on programs, plans, policies, and operations on a routine basis.

The matrix also notes the entity or jurisdiction(s) that would be primarily responsible for implementation, or that should be included in the process. The page number of each specific goal, objective and action is also notated for ease of referral to the individual chapters of the Comprehensive Plan.

<b>Table 9-1: Implementation Priorities</b>							
				<b>Implementation Responsibility</b>			
<b>Actions</b>		<b>Short /Long Term &amp; Ongoing</b>	<b>Chapter &amp; Page</b>	<b>Pleasant Hope</b>	<b>Multi-Jurisdictional</b>	<b>Private Developers</b>	<b>Citizens &amp; Civic Groups</b>
<b>Environmental Resources</b>							
<b>Goal 1</b>	<b>Protect and enhance Pleasant Hope's environmental resources.</b>	O	3-3				
<b>Objective 1</b>	<b>Ensure that development is not located in or near environmentally sensitive areas.</b>	O	3-3	X			
1.1	Incorporate environmental considerations into decision-making processes. The city's subdivision regulations should be updated as necessary to incorporate best practices and zoning regulations to be developed should incorporate incentives that promote environmental resource protection in new development.	ST-O	3-3	X			
1.2	Prohibit the filling in or other disturbance of natural drainage channels.	O	3-3	X			
1.3	Develop a greenway buffer corridor along Mill Creek and Dry Creek.	LT	3-3	X		X	X
1.4	Preserve floodplains as greenway biodiversity conservation corridors for permanent open space, parks, and recreation.	O	3-3	X	X	X	X
<b>Objective 2</b>	<b>Maintain the quality of the groundwater supply.</b>	O	3-3	X			
2.1	Reduce impervious surfaces to promote the recharge of local aquifers.	LT	3-3	X		X	
2.2	Minimize erosion, excessive storm water runoff, and pollution by requiring the use of <i>best management practices</i> for all construction.	ST-O	3-3	X		X	

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<b>Environmental Resources (continued)</b>							
2.3	Utilize <i>low impact development practices</i> as they relate to storm water treatment.	ST-O	3-3	X		X	
<b>Goal 2</b>	<b>Become a leader in environmental management.</b>	LT-O	3-3				
<b>Objective 1</b>	<b>Incorporate environmental resource management into decision-making on public infrastructure improvements and land development.</b>	ST-O	3-3	X			
1.1	Encourage the preservation of landscape resources during development or redevelopment projects.	O	3-4	X		X	
1.2	Utilize native plants and landscape materials in all development.	O	3-4	X		X	X
1.3	Promote innovative development design, such as green building construction, to protect natural resources.	O	3-4	X			
1.4	Promote the clean-up and redevelopment of potentially environmentally contaminated areas.	LT	3-4	X		X	
1.5	Make investments in, and usage of, clean energy sources a priority whenever possible.	LT	3-4	X		X	

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<b>Environmental Resources (continued)</b>							
<b>Goal 3</b>	<b>Promote the responsible use of environmental resources and energy.</b>	O	3-4				
<b>Objective 1</b>	<b>Encourage and support programs that focus on pollution reduction and prevention and sustainability of environmental resources.</b>	O	3-4	X	X		X
1.1	Encourage the use of environmentally friendly materials and processes, known as green construction, in new building construction and modifications of existing buildings.	O	3-4	X		X	
1.2	Promote water and energy conservation through public outreach to residents by utilizing awareness program that explain conservation principles and techniques.	ST-O	3-4	X	X		X
1.3	Promote a walkable community by encouraging mixed use and compact development patterns that reduce walking distances. Zoning regulations should include provisions for mixed land uses and possible incentives for more compact development patterns that preserve open space.	ST-O	3-4	X		X	
1.4	Continue to encourage the reduction of materials entering the waste stream through recycling and reuse.	O	3-4	X			X

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<b>Land Use - Residential</b>							
<b>Goal 1</b>	<b>Provide suitable areas for residential development that offer housing choice and that meet the needs of the various segments of the population.</b>	ST	5-3				
<b>Objective 1</b>	Residential development should be compatible with the existing and planned street system.	O	5-3	X		X	
1.1	Residential uses of differing intensities should be located and designed to take access from streets that have adequate capacity to handle the traffic that will be generated by the development.	O	5-3	X		X	
1.2	Design neighborhoods to include linkages for pedestrian and bicycle traffic through the neighborhood and to surrounding neighborhoods and major activity nodes. The city should encourage planned development of interconnected greenways or other pathways.	O	5-3	X		X	
1.3	Design neighborhoods to provide access to the major street system while limiting the flow of commercial traffic through the neighborhood.	O	5-3	X		X	

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<b>Land Use – Residential (continued)</b>							
<b>Objective 2</b>	<b>Provide areas zoned for two-family and multi-family housing that are compatible with surrounding development and that increase opportunities for housing choice.</b>	ST	5-4	X			
2.1	Encourage residential infill development in existing neighborhoods. The type of housing permitted should be compatible with existing residential uses.	ST	5-4	X		X	
2.2	Use higher density two-family and multi-family housing as a transitional land use buffer between single family residential areas and higher intensity commercial and industrial uses.	O	5-4	X		X	
2.3	Use natural buffers, such as landscaping and berms, to reduce the impact of higher density housing on adjoining lower density residential uses. Natural buffers also have the added benefits of reducing noise intensity, air pollutions, and long term maintenance and replacement costs of structural screening (fencing) while creating a more aesthetically pleasing environment.	O	5-4	X		X	
2.4	Encourage planned residential development that incorporates housing of differing densities and types to create alternative housing choices for different segments of the population.	ST-O	5-4	X		X	

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<b>Land Use – Residential (continued)</b>							
2.5	Consider the use of flexible zoning techniques to promote residential developments that incorporate innovative design and provide a range of housing choice.	ST-O	5-4	X		X	
<b>Objective 3</b>	<b>Promote continuous public and private investment in established neighborhoods to ensure that they remain attractive places to live.</b>	O	5-4	X			
3.1	Provide high quality public services to all neighborhoods, including well-maintained streets, water and sewer services, and storm water management.	O	5-4	X			
3.2	Ensure proper maintenance of residential neighborhoods through enforcement of building codes and nuisance abatement codes for control of litter, trash, weeds and inoperable vehicles.	ST-O	5-4	X			
3.3	Encourage the rehabilitation of deteriorating older housing in established neighborhoods.	ST-O	5-5	X			X
3.4	Encourage infill development on vacant lots in existing neighborhoods.	ST	5-5	X		X	

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<b>Land Use - Commercial</b>							
<b>Goal 1</b>	<b>Provide for convenient locations for commercial uses that are well designed, accessible, and compatible with surrounding development.</b>	ST	5-5				
<b>Objective 1</b>	<b>The functional design of the roadway system should be compatible with the location and intensity of commercial development. Commercial activities that are high traffic generators should locate on arterials.</b>	O	5-5	X		X	
1.1	Encourage the location of commercial uses in clusters along arterials or near arterial road intersections.	O	5-5	X		X	
1.2	Commercial areas should be designed to encourage shared vehicular access to major streets and internal pedestrian and vehicular circulation.	O	5-5	X		X	
1.3	On larger parcels of land, encourage planned developments that incorporate a mixture of housing types and densities as well as commercial uses serving the neighborhoods.	O	5-5	X		X	
1.4	Ensure that adequate public infrastructure is available to meet the needs of future commercial development.	O	5-5	X			

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<b>Land Use – Commercial (continued)</b>							
<b>Objective 2</b>	<b>Minimize negative impacts of commercial development on adjoining lower intensity residential developments.</b>	O	5-5	X		X	
2.1	Commercial areas should be designed to limit the flow of commercial traffic through adjoining neighborhoods.	O	5-5	X		X	
2.2	Use buffering to reduce negative impacts of commercial development on adjoining neighborhoods. Buffering may be accomplished through natural or green buffers, or by using a less intensive land use, such as two-family or multi-family residential, to buffer between commercial and lower density single family uses.	O	5-6	X		X	
2.3	Encourage the development of planned commercial centers or mixed use developments (planned unit developments) as a preferred alternative to free-standing strip commercial development.	O	5-6	X		X	
<b>Objective 3</b>	<b>Encourage the maintenance and enhancement of existing commercial uses in the city.</b>	O	5-6	X		X	X
3.1	Provide high quality public services and infrastructure maintenance to current commercial areas.	O	5-6	X			
3.2	Encourage adaptive reuse of any vacant or underutilized commercial structures in the downtown area.	O	5-6	X		X	X
3.3	As resources permit, use tree plantings, landscaping, sidewalks, and lighting improvements to create an identifiable image and distinct sense of place in the downtown area.	LT	5-6	X		X	X

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<b>Land Use - Industrial</b>							
<b>Goal 1</b>	<b>Provide appropriate locations for environmentally clean industrial uses that will create local employment opportunities.</b>	O	5-7				
<b>Objective 1</b>	<b>Locate industrial development in areas with adequate transportation access and utilities service and that are compatible with adjoining uses.</b>	O	5-7	X			
1.1	Industrial uses are generally not compatible with residential uses and, if possible, should not locate adjacent to residential areas. If other alternative locations do not exist, limit such industrial uses to light industrial activity that does not involve outdoor storage or create excessive noise, glare or traffic through residential areas.	O	5-7	X			
1.2	Use lower intensity commercial or office development as transitional land use buffers between industrial and residential uses.	O	5-7	X		X	
1.3	Require industrial activities that generate excessive noise, glare, odors or visual clutter to provide adequate buffering and screening to minimize negative impacts on adjoining properties.	O	5-7	X		X	
1.4	Industrial uses that may pose a hazard to the environment should not be permitted to locate in the city	O	5-7	X			
1.5	Locate industrial uses in areas that are free from environmental hazards.	O	5-7	X		X	

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<b>Land Use - Parks and Recreation</b>							
<b>Goal 1</b>	<b>Provide parks and recreation opportunities that meet the needs and interests of differing segments of the population and that serve as desirable amenities to attract new private investment in the city.</b>	O	5-8				
<b>Objective 1</b>	<b>Pleasant Hope should provide suitable locations for public parks and encourage the development of recreation and leisure amenities in private development to enhance quality of life amenities in the community.</b>	O	5-8	X		X	
1.1	As the population grows and resources permit, provide for the development of a community park on the western side of the city.	LT	5-8	X			
1.2	Encourage developers to provide usable park land and recreation facilities in their developments.	O	5-8	X		X	X
1.3	As the city develops zoning regulations, incorporate flexible development techniques such as open space subdivision development and planned residential developments, as an incentive for developers to provide park land, walking trails or other recreational areas within their developments.	ST	5-8	X			

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<b>Land Use – Parks and Recreation (continued)</b>							
<b>Objective 2</b>	<b>Utilize natural environment assets to provide recreation opportunities to help create a community sense of place and identity that will serve the local population and attract new private development.</b>	ST-O	5-8	X			X
2.1	Continue to implement the city’s Trails Master Plan as resources permit. The city should continue to seek state and federal funding, as well as private donations, to assist in the development of the trail system.	ST-O	5-8	X	X	X	X
2.2	Ensure existing and future trails, greenways and parks are safe for users by designing and landscaping areas to provide for maximum visibility from surrounding areas.	O	5-9	X			
<b>Transportation</b>							
<b>Goal 1</b>	<b>Provide for a system of streets and roads that move people and goods safely and efficiently into and throughout Pleasant Hope.</b>	O	6-4				
<b>Objective 1</b>	<b>Use the road functional classification system in making decisions on road system improvements and land use development.</b>	O	6-4	X			
1.1	There should be a reasonable relationship between the intensity of proposed development and the street classification and capacity level.	O	6-4	X		X	

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<b>Transportation (continued)</b>							
1.2	During the development approval process, require all new land development projects to dedicate appropriate right-of-way to meet street classification design standards. All new streets should be constructed to uniform standards and should conform to the Major Street Plan.	ST-O	6-5	X		X	
1.3	Development should bear a proportional share of the cost of transportation system improvements.	ST-O	6-5	X		X	
<b>Objective 2</b>	<b>Utilize access management standards to maintain the functional capacity of the major street system.</b>	0	6-5	X			
2.1	Control the location and frequency of access to arterial and collector streets in order to maintain traffic flow and minimize traffic conflicts.	O	6-5	X	X		
2.2	The adoption of zoning regulations should incorporate a land development site design and review process.	ST	6-5	X			
2.3	Subdivision regulations should also include standards that minimize the number of drive-way cuts along collector and arterial streets.	ST	6-5	X			
2.4	Commercial development should be encouraged to utilize common entry and egress access points.	O	6-5	X		X	
2.5	Require sufficient drive-way access setbacks from intersections of major streets.	ST-O	6-5	X			

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<b>Transportation (continued)</b>							
<b>Objective 3</b>	<b>Encourage a pattern of street development that provides for connectivity between neighborhood areas and major activity nodes.</b>	O	6-5	X		X	
3.1	Encourage road development patterns that provide for connectivity of local streets to the major street system and connectivity between neighborhood areas.	O	6-5	X		X	
3.2	Subdivision road design should allow for extension or connection of roads to future development on adjoining parcels of land. Major subdivisions should also be designed to include more than one street which provides access to the collector or arterial street system.	ST-O	6-6	X		X	
3.3	Discourage the development and construction of dead end streets or irregular shaped neighborhood linkages which creating maneuvering problems for emergency vehicles and school buses.	ST-O	6-6	X		X	
<b>Objective 4</b>	<b>Give priority in the city's capital improvements program for maintaining the integrity of the existing road network, upgrading substandard streets, and programming of new major streets as development warrants.</b>	ST-O	6-6	X		X	
4.1	In establishing priorities for major road improvements, the following criteria should be considered: see chapter & page	LT-O	6-6	X	X	X	

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<b>Transportation (continued)</b>							
<b>Goal 2</b>	<b>Provide for alternative transportation modes through the community.</b>	O	6-6				
<b>Objective 1</b>	<b>Plan for pedestrian and bicycle transportation movement that will meet the needs and interests of local residents.</b>	LT	6-6	X	X		
1.1	Develop a network of pedestrian walkways that will provide residents an alternative route to access activity centers in the community.	LT-O	6-7	X		X	
1.2	Utilize the Trails Master Plan as the building block for future bicycle routes and also incorporate bicycle routes into planned street improvements where feasible.	LT-O	6-7	X	X		
<b>Community Facilities and Services</b>							
<b>Goal 1</b>	<b>Provide and maintain quality community facilities, services and infrastructure to serve the current and future population.</b>	O	7-5				
<b>Objective 1</b>	<b>New Development should contribute to the costs of system expansion. Ensure that all future developers pay, contribute, or reimburse the city for their fair share of infrastructure delivery and services costs at the time of development.</b>	O	7-5	X		X	
1.1	All new development within Pleasant Hope and all annexed lands will be served by the city's sanitary sewer system and water system.	O	7-5	X		X	

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<b>Community Facilities and Services (continued)</b>							
1.2	If new development will exceed the capacity of the city’s community facilities and infrastructure systems, the development should be phased in to meet the city’s planned capital improvements programming, or the development should be responsible for the required system expansion.	O	7-5	X		X	
1.3	As new development proceeds in the city, continue to monitor and review the city’s impact fees for the combined water and wastewater system to ensure that new development contributes an equitable share to future replacement and expansion costs.	ST-O	7-6	X			
<b>Objective 2</b>	<b>Continue capital improvements planning for necessary community facilities, infrastructure and services necessary to maintain quality of life and attract new investments to the city.</b>	O	7-6	X			
2.1	Review and update the city’s capital improvement plans on an annual basis.	O	7-6	X			
2.2	Update and implement capital improvement plans for the maintenance of all existing community facilities and infrastructure on a five-year rotating basis where resources permit.	ST-O	7-6	X			
2.3	Continue to include capital improvements in the annual budgeting process, based upon available revenues and priorities established by the Board of Aldermen in review of the annual capital improvement plans.	O	7-6	X			

<b>Table 9-1: Implementation Priorities</b>							
				<b>Implementation Responsibility</b>			
<b>Actions</b>		<b>Short /Long Term &amp; Ongoing</b>	<b>Chapter &amp; Page</b>	<b>Pleasant Hope</b>	<b>Multi-Jurisdictional</b>	<b>Private Developers</b>	<b>Citizens &amp; Civic Groups</b>
<b>Community Facilities and Services (continued)</b>							
<b>Objective 3</b>	<b>The city's sanitary sewer system and water system will be maintained and expanded as needed to meet the needs of future growth and private investment.</b>	LT-0	7-6	X	X	X	
3.1	Maintain programs as necessary to minimize inflow and infiltration problems in the sanitary sewer system.	O	7-6	X			
3.2	Encourage the location of clean business and industry that will not place additional treatment burden on the city's wastewater treatment facilities.	O	7-6	X		X	
3.3	If a new development requires the installation of a lift station for wastewater conveyance, the city should work with the developer to finance and construct a station that will meet future needs of the larger community as well as the specific development.	O	7-6	X		X	
3.4	Develop a master storm water management plan that incorporates elements of green technology to reduce storm water infiltration into the sanitary sewer system.	ST	7-7	X			
3.5	Require a storm water impact study for proposed new development and subdivision platting.	O	7-7	X		X	
3.6	Actively promote water conservation by residents and other municipal water users. This should include retrofitting residential water fixtures, among other methods, to reduce unnecessary water consumption.	O	7-7	X	X	X	X

<b>Table 9-1: Implementation Priorities</b>							
				<b>Implementation Responsibility</b>			
<b>Actions</b>		<b>Short /Long Term &amp; Ongoing</b>	<b>Chapter &amp; Page</b>	<b>Pleasant Hope</b>	<b>Multi-Jurisdictional</b>	<b>Private Developers</b>	<b>Citizens &amp; Civic Groups</b>
<b>Community Facilities and Services (continued)</b>							
<b>Objective 4</b>	<b>Provide parks and a variety of recreation facilities that meet the needs of different age groups in the community.</b>		7-7	X			
4.1	As resources permit, acquire park land of sufficient acreage for a community park located on the west side of the community.	LT	7-7	X			
4.2	Encourage the private donation of land for future new park development.	ST-O	7-7	X		X	X
4.3	Provide flexible development incentives through zoning regulations that would encourage developers to design developments that include neighborhoods parks or other recreation facilities or lands within the developments.	ST	7-7	X			
4.4	Continue the implementation of the Pleasant Trails Master Plan to provide a linked system of greenways, trailways and bikeways throughout the city.	LT-O	7-7	X	X	X	X
4.5	Encourage developers to incorporate trails and greenways in their developments. The city should work to communicate with owners of neighboring properties that are subject to potential development to encourage cooperative planning for linked trails development.	ST-O	7-7	X	X	X	X