



CHAPTER 5: IMPLEMENTING THE 2030 PLAN

GENERAL

Each decision by the County Commissioners and recommendation made by the Planning Commission has the potential to contribute to or take away from the implementation and intent of the 2030 Plan. Chapter V now presents a brief overview of the tools for implementing the 2030 Plan. The tools for implementing the 2030 Plan discussed in this section include the following:

- Capital Improvement Program (CIP)
- Master Plans
- Historic Preservation and the Osage County Courthouse
- Affordable Housing Strategies
- Park, Recreation, Trails and Open Space
- Development Regulations
- Sustainability
- Green Building
- Low Impact Development (LID)
- Additional Planning for Corridors, Special Districts and Development Sensitive and Conservation Areas
- Neighborhood Improvement Programs
- Local Jurisdictions Adopting the 2030 Plan for Special Districts
- Continued Citizen Involvement and Public Education

CAPITAL IMPROVEMENT PROGRAM (CIP)

The importance of a comprehensive CIP to the development of County cannot be over-emphasized. Perhaps the most important element of such a future plan for County facilities is an improvement and marketing plan for the Clarence L. Brantley Arena. A CIP is based on a program of priorities in all areas of the County's government and services. Priorities range from needs that are of a mandatory basis due to possible life threatening conditions that should be met immediately, to those needs that are considered essential, desirable or deferrable to some undetermined future point in time.

The initial basic element of the CIP is the inventory of capital assets. Upon completion of the inventory followed by an analysis and prioritization of needs, the approved County CIP should be maintained and utilized as a tool of capital construction as well as a fiscal tool of reference during the time of budget preparation.

The CIP is a **physical** (in the sense of infrastructure and equipment) as well as a **fiscal** (in the sense of budgetary) tool that assists the County in the following ways:

- Staging and programming major future capital improvements
- Guiding development by the timing of the construction of public improvements – roads and bridges in particular
- Keeping level the necessary public expenditures over the terms of the various programs
- Upon completion, the CIP should be adopted as an element of the 2030 Plan

MASTER PLANS

A key component in the implementation of the 2030 Plan will be the preparation of master plans for the various major elements of the County's infrastructure and physical plant. The most important example of such a Master Plan is the long-range plan for improvement of the Clarence L. Brantley Arena. Phased development of Master Plans is recommended and typically required due to the scope and cost of the work.

HISTORIC PRESERVATION AND THE OSAGE COUNTY COURTHOUSE

Perhaps the best example of a historic icon under the umbrella of the County is the Courthouse in Pawhuska. Preservation of the historic character of the County's Courthouse and improved functionality is being addressed by the Courthouse Renovation Study that is in process at the publication of the 2030 Plan. Preservation and maintenance of the historic character, as determined to be feasible by the County's Study of the Courthouse, is an important element of the 2030 Plan.

AFFORDABLE HOUSING STRATEGIES

The incorporation of Affordable Housing Strategies into the planning and development of neighborhoods and housing in the County during the Planning Period will assure that persons at all income levels have the maximum opportunity to live and work within the County. Comprehensive programs to maintain the infrastructure of the original and older residential areas will also be needed to support the investment of property owners in these areas and to arrest any possibility of decline in value or attractiveness of such areas in the future.

PARK, RECREATION, TRAILS AND OPEN SPACE

Support by the County regarding access to the various State and private parks, recreation, trails and open space areas for County residents and visitors is a major platform of the 2030 Plan in assuring a continued high quality of life within the Planning Area. The most obvious element of support in this arena is the network of County roads, which is the principal means of access to each of these areas. Although not owned by the County, the County is presently home to some incredibly beautiful parks and open space areas, the most significant of which is the Tallgrass Prairie Preserve located north of Pawhuska. Other parks and recreation areas include the following:

- Wah-Sha-She State Park
- Hulah Wildlife Management Area
- Hulah Waterfowl Refuge
- Osage Wildlife Management Area (West Wall and Rock Creek Unit)
- Osage Hills State Park
- Kaw Wildlife Management Area
- John Dahl Wildlife Management Area
- Woolaroc Wildlife Preserve and Museum
- Skiatook Wildlife Management Area
- Keystone Wildlife Management Area
- Keystone Waterfowl Refuge
- Walnut Creek State Park
- Keystone Ancient Forest Preserve
- Zink Ranch

Continuing support of the completion and implementation of the Osage Prairie Trail from Skiatook to Pawhuska is also a key in the implementation of the Parks, Recreation, Trails and Open Space Plan element of the 2030 Plan.

DEVELOPMENT REGULATIONS

By their nature, local development codes and regulations present only minimum general standards and requirements for public and private construction and development. True quality growth can only be achieved by keeping such minimum standards from becoming maximum standards during implementation of the 2030 Plan. Development regulations are the key tools in implementing the 2030 Plan and include zoning ordinances, subdivision regulations, engineering design criteria and building and housing codes. In order for development regulations to be successfully implemented, they must be supported by a comprehensive reviewing, processing and permitting process.

ZONING REGULATIONS

Zoning is the most obvious and publicly recognized tool of implementing the 2030 Plan. The relationship of the proposed Land Use Plan categories shown on the 2030 Plan Map – Map 38, is shown on the Matrix in Appendix A. The Matrix is the primary planning tool and basis for zoning decisions made by the County Commission and Planning Commission during the Planning Period.

SUBDIVISION REGULATIONS AND ENGINEERING DESIGN CRITERIA

The exercise of subdivision control and engineering design standards is a fundamental part of development regulation and implementation of the 2030 Plan. The Subdivision Regulations establish the process and minimum standards for development-related plans and improvements and the engineering design criteria set the detailed design requirements for such improvements. However, to be successful, these regulations and criteria must be supported by adequate Planning Staff levels in the planning, code enforcement and inspection areas.

BUILDING AND HOUSING CODES

Building and development-related codes, electrical codes, and mechanical and plumbing codes are the basis for plan review, inspection of construction and approval in the field. Code enforcement programs must be well-funded and staffed to provide a comprehensive and rapid response to requests for service, whether for review of plans in the office or calls for inspection in the field. A program of code enforcement must be thorough, balanced and ongoing to assure a high quality of construction and building. Housing codes also contribute to the quality of the living environment and must be enforced by designated local officials to be effective.

REVIEWING, PROCESSING AND PERMITTING DEVELOPMENT PLANS

The development review process is an important indication of the readiness of the County to accept and incorporate new development practices or changes to existing development practices as needed. These processes should be centralized for intake and coordinated throughout by a central figure to allow tracking and accountability. Staff persons responsible for development review should be well-trained and knowledgeable about the County's requirements as well as being skilled at customer service. The requirements of the application should be clearly spelled out and pre-application meetings for major projects can be helpful in expediting future processing and issuance of permits.

Information about the County's requirements should be readily available, such as on a web page, and easy to understand with contact persons designated to help a prospective business or developer make a decision to build a major new facility, or to just help a homeowner know about code requirements for adding onto their home or building a fence.

SUSTAINABILITY

According to the **Wikipedia Free Encyclopedia**, Sustainability is described as:

“... the capacity to endure. In ecology the word describes how biological systems remain diverse and productive over time. For humans it is the potential for long-term maintenance of well being, which in turn depends on the maintenance of the natural world and natural resources. Sustainability has become a wide-ranging term that can be applied to almost every facet of life on Earth, from local to a global scale and over various time periods. As the earth’s human population has increased, natural ecosystems have declined and changes in the balance of natural cycles have had a negative impact on both humans and other living systems. Paul Hawken has written that "Sustainability is about stabilizing the currently disruptive relationship between earth’s two most complex systems—human culture and the living world. Ways of living more sustainably can take many forms from reorganizing living conditions, reappraising economic sectors or work practices, using science to develop new technologies, to adjustments in individual lifestyles that conserve natural resources.”

Sustainability has also been described as building for today without mortgaging the future and weighing the **benefit** of a short-term gain against what might be a related long-term **cost**. The principals of Sustainability have been incorporated into the 2030 Plan as related to the natural and built environment and should be considered and addressed as growth and development takes place during the Planning Period.

GREEN BUILDING

Green Building brings together a vast array of practices and techniques to reduce and mitigate the impacts of buildings on the environment and human health. It often emphasizes taking advantage of renewable resources, *e.g.*, using sunlight through passive solar, active solar, and photovoltaic techniques and using plants and trees through green roofs, rain gardens and for reduction of rainwater run-off. Many other techniques, such as using packed gravel for parking lots instead of concrete or asphalt to enhance replenishment of ground water can be considered. Effective green buildings are more than just a random collection of environmental friendly technologies. They require careful, systemic attention to the full life-cycle impacts of the resources embodied in the building and to the resource consumption and pollution emissions over the complete life cycle of the building. (Wikipedia Encyclopedia <http://wikipedia.org/wiki/encyclopedia>) The principals of Green Building are important elements in implementing the 2030 Plan.

LOW IMPACT DEVELOPMENT (LID)

Low Impact Development (LID) is a cost-effective and visually appealing approach to site design that involves innovative land planning practices and technologies for managing stormwater and wastewater. LID techniques are designed to reduce stormwater runoff, protect watersheds, and to lower installation and infrastructure maintenance costs while

adding aesthetic value. The primary goal of this approach is to protect the natural and pre-development water flow in order to minimize the ecological impacts of urbanization. (Wikipedia Encyclopedia <http://wikipedia.org/wiki/encyclopedia>)

The principals of LID can be incorporated into the growth and development of the Planning Area by considering the goals, policies and objectives of the 2030 Plan as related to the Land Use Planning elements taken in combination with the goals, policies and objectives of Development Sensitive and Conservation Areas.

ADDITIONAL PLANNING FOR CORRIDORS, SPECIAL DISTRICTS AND DEVELOPMENT SENSITIVE AND CONSERVATION AREAS

The criteria established in the plans for designated Corridors, Special Districts and Development Sensitive and Conservation Areas requires further detailed planning as development occurs. This is especially the case for the US-60 Osage Nation Heritage Trail and Scenic Byway and the related Corridor Management Plan. More detailed planning can also be accomplished by including the PUD Concept as referred to in the previous chapters. The PUD Concept can also be used to grant developers flexibility in the arrangement of buildings, mixed use, increased heights, increased intensity/density and inclusion or exclusion of uses not offered by conventional zoning regulations. Such additional detailed planning will also increase the compatibility of new development with existing development, which is a major criterion of the 2030 Plan.

NEIGHBORHOOD IMPROVEMENT PROGRAMS

Housing is a fundamental component of economic development and quality of life in the County and its neighborhoods. Neighborhoods should continue to be well-planned in accordance with the policies in the 2030 Plan and the Neighborhood Concept should be adopted as discussed in the previous Chapters. Proactive code enforcement programs and pro-active programs for the maintenance of neighborhood infrastructure and improvement are essential in assuring that these areas continue to be quiet, have a good appearance and also be stable living areas. It is important that the County continue to support the Osage Housing Authority and Osage Nation Housing Authority in their efforts to supplement local programs by aggressively seeking federal or other assistance to provide funds to rehabilitate existing housing and assure that affordable, safe, and standard housing is available for all persons in the County.

LOCAL JURISDICTIONS ADOPTING THE 2030 PLAN FOR SPECIAL DISTRICTS

As noted in Chapter IV, the Land Use Plans for Special District 2 – Skiatook, Special District 4 – Sperry and Special District 5 – Tulsa, have not been adopted by Skiatook, Sperry and Tulsa at the publication of the 2030 Plan. Initiatives should be put in motion during the short-term of the Planning Period to have those local jurisdictions officially adopt

the County's Special District Land Use Plans as the official Land Use Plans of that jurisdiction. In the alternative and as those local jurisdictions develop and adopt their own Land Use Plans for these areas, the locally adopted local plan should be presented to the County and considered for adoption by the County as official Land Use Plan elements of the 2030 Plan.

In the interim, the Referral Process, as discussed in the section on Special Districts in Chapter IV, will encourage a partnership in land use and planning decisions, while recognizing that the County jurisdiction is final until said lands are annexed by the various cities or towns.

CONTINUED CITIZEN INVOLVEMENT AND PUBLIC EDUCATION

At the outset of this Planning Process, the OCIA and County Commission identified an inclusive process that was designed to involve the public decision makers and recommending bodies and also to include a broad cross-section of the County in the preparation of the 2030 Plan. This approach was designed to educate the general public about the goals of the process and to receive input regarding what the future Land Use Plan for the County should be. Therefore, a Focus Group was put in place as the public platform of the Planning Process. Although a primary list of Focus Group members was kept for purposes of notice and communication, all interested persons were encouraged to attend and participate in the Planning Process. The OCIA and County Commissioners also had INCOG develop a web page on which the draft elements of the 2030 Plan were posted as they were completed for public review and comment.

<http://www.incog.org/Transportation/OsageCo/home.htm>

The core membership of the Focus Group was the County Commissioners and members of the OCIA (as sponsors of the development of the 2030 Plan), various County Officers, and Planning Commission members and Staff and representatives of the Osage Nation. The "Acknowledgements Page" of the 2030 Plan attempts to recognize those individuals and agencies that took part in the Planning Process and shaped the elements of the 2030 plan as they were prepared and adopted.

It is important that this public approach to planning in the County be preserved throughout the Planning Period in order to keep the Planning Process in touch with its clients - those persons who are County residents and who live, work and play in the County. The true measure of the success of the 2030 Plan will be how the citizenry is informed about it and how it will be used by the County and its citizens in the future. A key to the public gaining information and knowledge of the County's planning program will be the development of a County web page and continuation of the INCOG web page as needed.