

**Brief Overview of the Highlights Between the Planning Commission  
Chapter 13 Proposal and Board of County Commission Approved  
Amendments to Chapters 4 and 5 in *Horizon 2020***

**Chapter Thirteen -- Rural Planning  
and Development  
Draft 8a -- May 23, 2005**

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GOAL 1: The cost of community services (COCS) will be recovered from residential development in the unincorporated area.

GOAL 2: Residential development in the unincorporated area will occur in a manner that ensures that improved properties will be assimilated easily and cost-effectively into urban centers upon annexation. Additionally, the transition from rural to urban density of annexed property will be: (1) preplanned; (2) well explained to current and future property owners; and (3) embedded in the public record.

GOAL 3: Traditional agriculture will remain substantially unregulated and isolated from the influences of urbanization in the county.

GOAL 4: The inventive process of transitioning to new forms of agriculture will be regarded as agripreneurialism and will be embraced and encouraged by development regulations. By reference, state and federal initiatives to encourage agricultural vitality are incorporated herein.

GOAL 5: Preservation of prime farm ground will be encouraged.

GOAL 6: Preservation of environmentally sensitive, geographically sensitive, and historically significant areas will be encouraged.

**Chapter 4, "Growth Management"  
and Chapter 5, "Residential Land  
Use" Amendments to Horizon 2020**

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Not addressed within either chapter amendment.

The concepts and policies contained in the Chapter 4 & 5 amendments are compatible with those found in the Chapter 13 proposal drafted by the Planning Commission. These ideas are also carried forward and found in the proposed Subdivision Regulations.

Neither chapter amendment specifically addresses this goal but they are not opposed to it as the goals aim toward conserving the rural character of the unincorporated areas in the county.

Not discussed within either chapter amendment. The Board of County Commissioners has indicated openness to considering some regulatory or incentive driven provisions in the future.

Not addressed by either chapter.

Supported by the recommendations in the text as well as the goals and policies of both chapter amendments. Concepts reinforced with maps in Chapter 4. There are also mechanisms provided in proposed Subdivision Regulations to accomplish this.

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GOAL 7: Throughout the unincorporated area, major thoroughfares, both present and future will be identified and made subject to appropriate access management restrictions.

Discussed in Chapter 4 amendment. The County Commission has by separate resolution already adopted Access Management Regulations.

GOAL 8: Make provision for residential settlement in the unincorporated area with consideration given to quality of life.

Supported by the recommendations found in each chapter amendment.

GOAL 9: Generally discourage commercial and industrial development within the unincorporated area (see Commercial and Industrial Chapters of the Comprehensive Plan for specific guidance).

Supported by the recommendations found in each chapter amendment.

**OTHER POINTS:**

Proposed Chapter was written over a period of months with many meetings involving stakeholders.

The Board of County Commissioners used the work from the Planning Commission to amend language in the existing chapters in Horizon 2020. The discussion process of what changes should be incorporated into the chapter amendments happened during regularly scheduled commission meeting times. Public comments were welcomed during those meetings.

Strongly supports the establishment of urban growth areas around each incorporated city in the county.

Only Lawrence has an officially adopted urban growth area boundary at this time. These chapter amendments reinforce the need for each community to establish an urban growth area for future planning purposes.

Not addressed in the chapter.

The concept of planning for entire watershed or sub-basin areas, sector, neighborhood, nodal, corridor or specific issue/district plans prior to annexation of land is recommended.