

## Chapter 10: Implementation and Policies

### Implementation Overview

A growth policy contains a vision for a desired community. Like all visions, someone must undertake actions to **implement** the vision if change is to be realized. Private individuals in the advancement of their own interests will initiate many of the required actions. The construction of new homes and businesses and the upkeep and reinvestment in existing areas of the community will actually carry out many of the elements of the community vision on the ground.

The City of Hamilton will also undertake a variety of actions that will advance the purposes and goals of this FY2004-FY2008 Growth Policy. The City has a variety of tools available that can help influence the future of the City and guide public and private actions. The full realization of the vision of this document may only be achieved through years of diligent work by private and public entities.

### Implementation Tools

#### Capital Improvements Planning

The City periodically prepares facility plans for streets, sewer and water services. These plans involve conducting inventories of the existing services and hardware, and evaluating expected future needs. As part of this process, areas for future service are identified and routes for the extension of services are depicted. This rational evaluation of current and future needs supports the careful and fiscally responsible provision of services. Knowledge of future service needs and abilities also integrates with the Growth Policy by helping identify desired growth areas.

#### Capital Improvements Planning

State law provides certain tools for cities to use in providing sewer, water, and street services to their citizens. Taxing ability, special improvement districts, reimbursement for excess capacity installed by private efforts and other options



Take a  
closer  
look...

See the City of  
Hamilton Wastewater  
and Water Facility Plan,  
February, 1997.

are available to either directly fund facilities, or to support private development actions.

The use of these tools to place infrastructure directly affects the ability to develop specific parcels of land. By carefully matching the use of these tools to desired growth areas, the City can help to guide growth into locations that are beneficial to the City as a whole and support desired land use patterns. The Future Planning Area provides the means to coordinate capital construction and land use policy.

## **Subdivision**

Subdivision is the division of land into legally defined and transferable parcels. State law requires that all counties and cities have subdivision regulations. The purpose of these regulations is to:

- Ensure the protection of adjoining landowners;
- Ensure the adequate provision of services for the protection of future land purchasers;
- Provide for a review of the effects of the action of agriculture, local services, wildlife, and other issues defined by state law and local regulation;
- Provide a defined and predictable review process for the person who is seeking approval for a subdivision.

Part of subdivision review is an evaluation of the proposed subdivision compliance with an adopted growth policy. Only those subdivisions that demonstrate compliance with the growth policy may be approved.

Subdivision helps to establish the future land use to occur on given parcels, provides for the dedication of public rights-of-way, provides for the dedication of parks, and establishes land use patterns. Following final adoption of the Hamilton FY2004-FY2008 Growth Policy, it is appropriate to review the subdivision regulations and revise them if necessary, in order to ensure that they are in conformance with the Growth Policy.



For more information . . .  
See the City of Hamilton  
Subdivision Regulations,  
available at the Office of  
Community  
Development.

## Zoning

Zoning divides the area of the City into areas where similar uses are conducted. Zoning addresses a fine level of detail with the establishment of standards for a variety of issues related to the use of land. The zoning process has a strong influence on the character of buildings and land uses within a community

The Hamilton zoning regulations are part of the Hamilton Municipal Code, Title 17, Zoning Ordinance. The zoning regulations establish appropriate densities, identify mitigation requirements, ensure adequate provision of site development components such as parking, and provide for public participation in zoning decisions.

The regulations were revised in 2003 concurrent with the development of the Growth Policy. As a result, the Zoning Regulations are in compliance with the Growth Policy.

## Building and Fire Codes

These construction codes provide direction and guidance for the renovation, fire protection, and construction of buildings. They ensure that adequate means of escape from fire are provided, that foundations and walls are adequate to support the loads they carry, and that electrical, plumbing, and mechanical systems will function safely.

## Budgeting and Economic Development

The annual budget process is the means by which the City allocates limited financial, time, and other resources in pursuit of daily operations.

The City has a variety of means to encourage the development of the local economy: Community Development Block Grants, HOME Program funds, tax abatement, and economic development grants through the U.S. Department of Commerce Economic Development Authority are all resources the City may use to directly encourage the development of new and existing businesses and housing. By its choice of



I want to know more about zoning!

See the City of Hamilton 2003 Revised Zoning Regulations, available from the Office of Community Development.

### **DID YOU KNOW?**

In 2003, the City Council adopted the International Building Code.

recipients for these activities and programs, the City may encourage the creation and retention of jobs in a manner that furthers the goals of the Growth Policy. The use of other tools such as capital facilities planning and installation can also influence the development of the economy by providing the necessary urban services and land use pattern to support cost efficient development.

## **Implementation Policies**

The goals and objectives of the Hamilton FY2004-FY2008 Growth Policy cover a wide range of issues. Often an implementation policy taken to advance one goal may also apply to others. Specific goals and policies for each topic covered by the Growth Policy can be found at the end of that chapter.

The following two general policies promote the implementation of the Growth Policy as a whole:

*The Hamilton FY2004-FY2008 Growth Policy is the guiding policy and decision-making tool for decisions made by elected, appointed, and administrative officials.*

*The Hamilton FY2004-FY2008 Growth Policy shall guide all capital facilities planning and construction, which shall further the community vision described within this document.*