




City of Soldotna Comprehensive Plan Update

Presentation to Soldotna Chamber of Commerce
March 10, 2009



Comprehensive Planning



- ☛ Comprehensive Plan sets the overall vision and roadmap for the City
 - What the City wants to be and how to get there
 - Balances planning for future growth and enhancing what you already have
 - Basis for zoning and other land use regulation
 - Guides investment of public funds in infrastructure
 - Addresses more than just land use – transportation, parks and recreation, natural resources, economics, etc.



Visioning

Vision Statement

- One or more statements that summarize your vision of what the community should be in 20 years
- Reflects what characteristics make the community a great place to live in, work in, or visit
- Can address what needs to change to improve the quality of life
- Drafted from public input from those who know the city best - you




Vision Statement Example

- Keep Palmer a vital community, a place that seeks opportunities for growth, and retains what is best about Palmer's history and traditions.



Goals & Objectives Example

- ☛ Goals are a general statement of a desired future condition:
 - Promote a mixture of housing types to provide opportunities for various socioeconomic groups.
- ☛ Objectives are measurable activities that are taken in pursuit of the goal:
 - Encourage housing projects that target both affordable and move-up housing markets.
 - Promote the existing neighborhood revitalization program through additional publicity.
 - Preserve and protect existing neighborhoods through code enforcement to prevent negative impacts on them from poorly maintained properties.



How is the Comprehensive Plan Used?

- ☛ Zoning directs land use and development in a manner that is consistent with the plan
- ☛ Development is reviewed for its compliance with the plan when a rezone, replat or other land use application is submitted
- ☛ It guides City investment in infrastructure such as roads, parks, and utilities.




How do we write a new plan?

- ☞ Gather data on existing conditions
- ☞ Develop the vision
- ☞ Identify positive things to build on
- ☞ Identify what issues need to be resolved
- ☞ Develop policy alternatives
- ☞ Develop implementation plan
- ☞ Draft plan that summarizes goals, objectives, policies and implementation




What've we done so far?

- ☞ Initial Stakeholder Interviews
 - Addressed land use, pedestrian facilities, highway beautification traffic, parking, utilities, public involvement
- ☞ Developed Logo and Website
- ☞ Gathering data on existing conditions
- ☞ Planning for Visioning Workshop
 - Vision Statement
 - Planning Issues
 - Planning Goals




What We've Heard

- ⌘ A lot of excitement about the plan update
- ⌘ Mixed views on traffic and parking
- ⌘ Concerns about the quality of development – particularly along the river and the highways
- ⌘ Mixed views on pedestrian amenities
- ⌘ A desire for more attention to cultural activities
- ⌘ Mixed views on big box stores




What is happening next?

⌘ Data Collection & Analysis (including survey)	Underway
⌘ Newsletter #1 – Introduction	March
⌘ Public Meetings on Vision, Issues & Goals	May 4 -7
⌘ Newsletter #2 – Vision, Issues & Goals	June-July
⌘ Draft Plan Elements	June-August
⌘ Newsletter #3 – Draft Plan	August
⌘ Public and Individual Meetings	September
⌘ Planning & Zoning Public Hearing	September
⌘ Revise Plan Elements	October
⌘ Submit Final Plan	November
⌘ Newsletter #4 – Final Plan	November



Your Role in the Plan Update

- ☞ This is YOUR plan
 - You know the issues
 - You have the vision
 - You implement the plan
 - You live with the results
- ☞ So, tell us what you think:
 - About current development in Soldotna
 - About future development in Soldotna
 - About problems and opportunities



How to Provide Input

- ☞ Fill out the survey on-line or mail a hard copy to City Hall
- ☞ Submit comments on the website
 - ***EnvisionSoldotna2030.org***
- ☞ Provide photographs of what works and what doesn't
- ☞ Attend the visioning workshop and other meetings
- ☞ Read the project newsletters to follow progress
- ☞ Review the draft document this fall
- ☞ Testify before Planning & Zoning Commission in the fall



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