



GOALS & POLICIES

The goals and policies section of the 2019 Nowthen Comprehensive Plan provides a statement as to the City's objectives for its developed environment and the means to achieve desired outcomes. This section identifies general community goals and supporting policies that provide a decision-making framework for all public and private actions and development within the City. The goals and policies statements outlined herein are the basis of and complement the City's maps, ordinances, and codes that are more rigid documents. The flexibility and adaptability of the City's goals and policies is useful in addressing current development activity guided by subsequent elements of the 2019 Nowthen Comprehensive Plan, but also emerging development trends not anticipated at the time this document was prepared. This flexibility will give the 2019 Nowthen Comprehensive Plan continuity for future City Councils, Planning and Zoning Commissions, property owners, residents and developers. To this end, the goals and policy section does not provide information on the timelines and priorities for needed community improvements. Instead, it provides a series of criteria that can be used to direct actions undertaken by public and private groups in response to community needs and priorities. In some cases, a single policy may outline a course of action. More frequently a group of policies will be applicable to a given situation. In the sections that follow, the terms "goals" and "policies" are used in context of the following definitions:

Goals: The generalized outcomes that will ultimately result in achieving the kinds of living, working and recreational environment that is desired.

Policies: Definite courses of action that lead to general achievement. They serve as guides to help make present and future decisions consistent with the stated goals.

COMMUNITY PLANNING PRINCIPLES

The primary function of local municipal government is the provision of an orderly, safe, productive and enhanced living and working environment. While this encompasses social, physical and economic opportunities and issues, the City of Nowthen primarily influences the quality of life for its residents through the physical environment. Within this context of the City's capabilities, the following are a list of fundamental principles that guide the planning process to develop the 2019 Nowthen Comprehensive Plan:

- Foster a strong sense of identity and quality of character for Nowthen and its individual neighborhoods and business districts.
- Enhance the character of Nowthen by blending rural development with natural amenities and minimizing impacts to environmental resources.





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- Expand the existing system of public parks, trails and open space within Nowthen to provide for recreational opportunities, preserve and use wisely natural resources, preserve scenic, aesthetic and historical community character and development of facilities that contribute to a high quality of life.
- Promote the economic vitality of Nowthen businesses and industries to provide for needed services, employment opportunities and a diversified tax base in support of the growth that is to occur.
- Coordinate with State and regional government to develop a functional transportation system integrating local and regional facilities to accommodate long range growth that is to occur.
- Provide for the health, safety and welfare of the public by ensuring managed growth occurs within a framework of local and regional infrastructure and services of sufficient capacity to meet community needs and expectations.
- All land development costs shall be borne by the benefiting properties including, but not limited to, street construction, parks and trails, stormwater management facilities and administrative fees.

NATURAL ENVIRONMENT

The importance of continued community growth in context with existing natural resources is recognized in Nowthen. The proper preservation, protection and utilization of the natural environment as a valuable amenity or as a constraint for development are guided by the following goals and policies.

Natural Environment Goals

- Protect all environmentally sensitive areas and unique physical features.
- Ensure that development is compatible with features of the natural environment.
- Protect areas against wetland, lake or ground water contamination due to failing septic systems.
- Promote the City's wetlands, lakes and stream corridors as valuable amenities for residential and recreational development.





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- Preserve wetlands and natural drainageways and minimize flooding and erosion by managing stormwater drainage.
- Minimize noise, air and light pollution.

Natural Environment Policies - General

1. All activities in naturally or environmentally sensitive areas shall conform to local, county, state and federal regulations.
2. Adopt and enforce regulations to ensure the proper protection of identified natural environmental resources.
3. Acquire where appropriate environmentally sensitive areas.
4. Utilize design approaches to mitigate potential compatibility issues in areas of where generation of noise, air or light pollution may occur.
5. Coordinate with the Anoka County Soil and Water Conservation District and Upper Rum River Water Management Organization on environmental matters.
6. Utilize the services of the City Engineer to ensure adequate protection measures of the environment during development projects.

Natural Environment Policies - Development

1. Consider environmental amenities and constraints in the formulation of the 2019 Nowthen Comprehensive Plan and establish compatible land use patterns that relate to environmental features.
2. Regulate new development and the expansion of existing activities to prevent impacts to environmentally sensitive areas.
3. Restrict development on drainageways, wetlands, shoreland, floodplains, and other natural features that perform important environmental functions in their natural state.





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4. Require at least one acre of contiguous buildable land per building site for new parcels and for existing lots that do not have one acre of building site require, whenever practical, consolidation, fill, or enlargement of the lot in compliance with all environmental regulations.
5. Encourage cluster development for subdivision design to protect natural features.

Natural Environment Policies - Soils

1. Encourage farming practices through Anoka County Extension Services that will minimize erosion issues.
2. Perform soil testing to identify correction measures necessary to insure safe and quality construction in areas of with identified soils limitations for development.
3. Require drain tile around building foundations and streets in areas with soils characterized by moisture retention, high water tables, or perched water tables.
4. Require erosion control plans for all site grading to prevent erosion, dust, and soil sedimentation.
5. Require building sites to maintain an average slope of 12 percent or less to be considered buildable; Lots with an average slope of greater than 12 percent shall be subject to review by the City Engineer.

Natural Environment Policies - Water Quality

1. Prepare and implement a Water Resources Plan for Nowthen.
2. Install and monitor individual on-site septic systems in accordance with State regulations and the City Code.
3. Establish pollution control programs to monitor potential contaminants in order to protect soil and ground water resources.
4. Utilize holding tanks for sewage waste where necessary on existing parcels with substandard soils that are to be pumped by a State licensed agency or firm established for that purpose.





Natural Environment Policies - Wetlands/Lakes/Streams

1. Preserve unique water features (wetlands, lakes, and streams) having historic or aesthetic value as perpetual community assets through purchase, dedication, protective or scenic easements, and/or the clustering of development to avoid encroachment and destruction of such features.
2. Develop and implement zoning regulations for shoreland areas to preserve the natural character of Nowthen's lakes and streams.
3. Implement performance standards for regulation of uses in floodplain areas to protect public safety and avoid property damage due to flooding.
4. Prepare wetland protection regulations in conformance with the Wetland Protection Act.

Natural Environment Policies - Storm Water Management

1. Prepare and implement a Stormwater Management Plan for Nowthen.
2. Prohibit alteration of natural drainage system components where storm water can be adequately managed without construction of storm sewer structures.
3. Protect and preserve soil types associated with drainageways in order to channel flows and control erosion.
4. Establish a storm water drainage policy that utilizes natural ponding areas and provides City procedures for the acquisition or dedication of natural areas.
5. Require all new development to manage all on-site storm water generation to ensure that no negative impact will occur with regard to downstream flooding or water quality.
6. Require grading and drainage plans as part of any new residential, commercial or industrial development illustrating proposed drainage patterns, plans for on-site storm water retention, and erosion control.





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7. Allow gravel extraction only as an interim use within rural areas subject to regulations regarding operation and rehabilitation under the established Mining Ordinance.
8. Minimize the effects of land filling and excavation on drainage patterns, water bodies, wetlands and areas susceptible to erosion through continued regulation under the established Mining Ordinance.
9. Implement Natural Urban Runoff Program (NURP) standards for the design of new storm water ponds and the MPCA's urban best management practices titled Protecting Water Quality in Urban Areas.
10. Coordinate stormwater management efforts with the Upper Rum River Water Management Organization and Anoka County.

Natural Resources Policies - Vegetation

1. Promote preservation of natural vegetation including prairies, woodlands, and wetlands as a design consideration for new site developments and subdivisions in Nowthen.
2. Promote programs designed to protect oak, elm, and other hard wood trees through disease control measures and reforestation.
3. Identify the location, type, and condition of existing vegetation in all development requests and preservation of existing trees shall be accomplished where feasible.
4. Promote the use of native grasses, forbes, shrubs and trees in development site restoration and require new development to add trees and other such amenities to the landscape.

Natural Resources Policies - Waste/Recycling

1. Promote recycling programs that conserve natural resources and encourage waste reduction and separation practices to improve solid waste management.
2. Solid waste that may damage the environment shall be treated to make it harmless before land disposal.





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3. Encourage residential and commercial generators of solid waste to voluntarily to evaluate the use of energy and raw materials and to reduce consumption where technically and economically feasible.
4. Prohibit the location of waste disposal facilities within Nowthen unless it can be adequately determined that no negative environmental impacts will occur.

LAND USE

The land use goals and policies create a foundation for defining the character and intensity of land use in Nowthen. The land use related goals and policies apply both to existing land use patterns and future development. The following goals and policies serve as a reference for land use planning decisions.

Land Use Policies - Goals

- Preserve and enhance Nowthen's established rural character as part of the community's identity.
- Adopt a development strategy that ensures efficient use of land and economizes on City investments in public facilities and services.
- Implement a Land Use Plan and development regulations that provide development opportunities for all land owners and ensures compatibility and functional relationships among activities to protect property values.
- Prohibit development that is not accompanied by a sufficient level of supportive services and facilities while maintaining an advantageous property tax situation and pursuing a strengthened tax base.
- Provide safe, healthy and attractive rural residential environments.
- Provide safe, convenient, attractive, and accessible commercial development within Nowthen that is responsive to the needs of the community.
- Create the opportunity for industrial development within Nowthen and segregate them into harmonious use types that will be compatible with adjacent land uses.





Land Use Policies - General

1. Relate land use development in Nowthen to community priorities, transportation capacities and ability to provide high quality City services such as parks, trails, police and fire protection, etc.
2. Encourage cluster development subdivision design to preserve open space and the rural character of the City.
3. Accomplish transitions between distinctly differing types of land uses to minimize negative impacts on adjoining developments and, wherever possible, ensure that changes in types of land use occur at borders of areas separated by major man-made or natural barriers.
4. Renewal, replacement, and redevelopment of substandard, incompatible or non-conforming development shall be accomplished through public action and private means.
5. Removal of land from the tax rolls shall be considered only when it can be clearly demonstrated that such removal is in the public interest.
6. Amend established land use designations and related zoning classifications only when it is demonstrated that the modifications are in the best interest of the community based on long range goals and that the changes will promote the policies of the Comprehensive Plan.
7. Immediate, short range market potential and demands for activities that are not guided for a site or area by the Comprehensive Plan or allowed by the Zoning Ordinance shall not be the sole justification for a change in activity.
8. Consider allowance of interim uses for properties where land use designations are established in compliance with long term planning objectives provided that these activities can exist in harmony with existing and proposed uses and that these uses will not serve as obstructions to anticipated future development.
9. Analyze all development proposals on an individual basis from a physical, economic and social standpoint to determine the most appropriate uses within the context of the community as a whole.





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10. Require adequate lot sizes and soundly constructed buildings of sufficient size.
11. Establish standards for development quality for all land uses to insure an enhancement of community character.
12. All development shall be accessed by public streets and land use development shall be planned so as not to isolate or create land-locked parcels.
13. Preserve those areas, places, buildings, structures and other features having significant architectural, historical, or aesthetic interests and values to the community to the extent possible.

Land Use Policies - Agricultural

1. Confine the keeping of farm animals to farming operations and rural areas of Nowthen which meet minimum acreage and animal count requirements.
2. Preservation of operating farms within the permanent rural area of Nowthen shall be a community priority; Agricultural activities shall not be limited or curtailed due to impacts upon non-agricultural uses that have or are proposing to encroach into rural areas unless there is a threat to public health or safety.

Land Use Policies - General (All) Residential

1. Provide sufficient life cycle housing options to meet the needs of all segments of Nowthen's population, including the physically disabled, elderly and persons of low or moderate incomes while pursuing housing that contributes positively to Nowthen's tax base.
2. Ensure that all new housing, including rental housing and housing for persons of low and moderate income, adheres to the highest possible standards of planning, design and construction to ensure livable, sustainable housing choices within Nowthen.
3. Encourage innovation in subdivision design and housing development through the use of techniques such as cluster development to conserve land and increase efficiency.





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4. Require developers of new subdivisions to demonstrate compliance with the requirements outlined in the Zoning Ordinance, On-Site Sewage Disposal Ordinance and Minnesota Rules 7080 regarding Individual On-Site Septic Systems.
5. Rehabilitate substandard housing units whenever possible and as a last resort shall remove these structures when it is judged not economically feasible to correct deficiencies.
6. Protect Residential areas from encroachment or intrusion of incompatible use types through adequate buffering and separation.
7. Planned and well-designed placement of structures and infrastructure improvements in development areas should be implemented at all times to benefit the greatest number of residents and in consideration of through streets to create connections between neighborhoods.
8. Restrict commercial and industrial uses from locating within residential neighborhoods, except where such non-residential activities are located adjacent to principal or minor arterial roadways where adequate buffers exist or can be created to screen existing or future residential uses.
9. Commercial and industrial uses, if they exist in the form of permitted home occupations and extended home businesses, are not to be evident from local streets or neighboring properties, other than allowed signage. Outdoor storage of vehicles and equipment which may be approved under City special use permits shall be kept inside accessory buildings and/or screened to the maximum extent possible.
10. Minimize outside storage within residential areas and in those instances when it is acceptable, it shall be orderly, confined and limited.
11. Preserve residential neighborhood character by requiring accessory buildings to be of a compatible design and size and limited to uses related to residential activities.
12. Maintain and improve the existing housing stock through inspection, code enforcement and other efforts.
13. Cooperate with the Anoka County Housing and Redevelopment Authority in providing housing for low and moderate income families and individuals and senior citizens.





Land Use Policies – Rural Residential Agriculture

1. Maintain the overall existing density of rural residential areas intended to foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas.
2. Limit residential uses to large lots and hobby farms where urban services are not likely.
3. Where water bodies, marginal soils, steep topography and/or changes to surrounding areas make land uneconomical for long-term agricultural uses, residential development shall be kept to a large lot rural (very low) density.
4. Development shall protect and enhance the unique scenic quality and character of rural residential lands.

Land Use Policies – Rural Residential Transition

1. Limit residential transition uses to areas between Rural Residential and areas containing lots smaller than 2.5 acres which create transition from south and eastern portions of Nowthen as well as more dense/sewered development in adjacent communities.
2. Require developments to demonstrate resubdivision potential by showing future lot lines and structure placement to one side of lots to accommodate the provision of public utilities at a later date.
3. To preserve scenic views and elements of the community's rural character, views shall be minimized to new development from existing roads through preservation of existing significant trees, berms, landscaping or other City-approved screening methods.
4. Where water bodies, marginal soils, steep topography and/or changes to surrounding areas make land uneconomical for long-term agricultural uses, residential development shall be kept to a moderate rural (low) residential density.
5. Encourage rural residential transition development and open spaces which compliment surrounding area and planned land uses and which is consistent with flexible development guidelines to the extent possible.





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6. Provide efficient use of the land while maintaining contiguous blocks of trees, mature woodlands, open space or agricultural land; and preserving historical features, scenic views, natural drainage systems and other desirable features of the natural environment.
7. Create cohesive neighborhoods that establish local identity and community interaction through adoption of architectural guidelines that promote consistent community character while allowing creativity and innovation inherent to good architecture.

Land Use Policies - Commercial

1. Limit commercial uses to areas specifically designated for these activities by the land use plan with adequate area to meet expected long-range development needs in areas with good accessibility appropriate for private sewer systems.
2. Develop commercial centers as cohesive, highly inter-related units with architectural performance standards that assure the creation of attractive, functional and durable structures, sites that appropriately landscaped and adequately screened or buffered from any adjacent residential development, with provisions for safe vehicle access and adequate off-street parking as well as safe and convenient pedestrian movement.
3. Promote high quality development through the enactment, administration and enforcement of and property maintenance standards.
4. Regulate signing of commercial properties to facilitate business identification but prevent over-intensification of signs within Nowthen.

Land Use Policies – City Center

1. Plan for a City Center which gives Nowthen an identity by providing a cohesive, focused and attractive business district easily accessible to both vehicles and pedestrians.
2. Require physical integration of neighborhoods, open spaces, and places of destination in order to establish municipal identity and community interaction.
3. Create a distinctive, unified City Center which provides variety, color and attractive architectural features.





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4. Promote local employment opportunities and enhance creative enterprise by encouraging the use of local resources through both reuse and redevelopment.
5. Integrate municipal properties, parks and other public facilities into City Center planning and design.
6. Provide services which represent the varying needs of the community and which serve not only local residents but the broader regional market.
7. Incorporate existing uses into core areas through public infrastructure improvements and by encouraging private property owners to improve building exteriors, landscaping and other aesthetics.

Land Use Policies - Industrial

1. Encourage industrial development to create new job opportunities and expand the local tax base.
2. Limit industrial uses to areas specifically designated for these activities by the land use plan and provide for phasing of development as demand increases.
3. Allow only industrial development that can be adequately and safely served through individual on-site sewer systems.
4. Encourage existing industrial type activities within residential areas to relocate to appropriate location guided for industrial use by the land use plan.
5. Promote high quality development through the enactment and enforcement of performance standards within the Zoning Ordinance that address parking, loading, outdoor storage, screening and landscaping.
6. Screen outside storage of equipment and materials to eliminate negative visual impacts.
7. Require industrial development to have convenient access to public streets of sufficient capacity to accommodate anticipated traffic generation.





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8. Regulate signing of industrial properties to facilitate business identification and but prevent over-intensification of signs within Nowthen.

TRANSPORTATION

Transportation issues will be of increasing importance with continued development in Nowthen and the Twin Cities Metropolitan Area. The transportation system and City's 2030 Land Use Plan must be coordinated to identify and address areas where improvements may be required as a prerequisite for development. Within the context of these considerations, the following goals and policies are provided.

Transportation Goals

- Approach transportation in a comprehensive manner, giving attention to all modes and related facilities to provide for safe and convenient movement.
- Plan transportation facilities to function in a manner compatible with adjacent land use and in those instances where the function of a transportation facility has changed over time to become incompatible with adjacent land use, establish a program to eliminate this incompatibility.
- Develop a street system and necessary traffic control devices for the efficient movement of people and goods that is sensitive to homogeneous neighborhoods and activity areas.
- Establish priorities for construction and maintenance of local streets to be incorporated as part of the Transportation Plan.
- Support the development of public transit, para-transit systems, car-pooling and other such measures that will minimize the need for individual automobile travel.

Transportation Policies - General

1. Cooperate with State, Regional and County jurisdictions to outline both local and regional measures to reduce traffic congestion and safety concerns on regional transportation corridors within Nowthen.
2. Adopt a Capital Improvement Plan addressing street maintenance and improvements.





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3. Consider the mobility needs of all persons in the planning and development of the transportation system.
4. Provide for early and continuing citizen involvement in transportation planning and construction projects.
5. Minimize the effects of gravel/soil extraction on local roadways by establishing standards for hauling and providing protection for residents impacted by the activity.

Transportation Policies – Streets

1. Establish a functional classification system for the street system in Nowthen to provide a comprehensive and efficient street network.
2. Restrict vehicular access onto all collector or arterial streets ensuring adequate distance between intersections and utilization of appropriate control methods and devices.
3. Plan and construct all streets to the highest standards, giving due consideration to both land use and overall transportation goals and policies; The Subdivision Ordinance shall be updated to reflect the highest standards of planning and design for transportation systems.
4. Require proper visibility, design and control of all intersections to promote safety; A phased program to improve hazardous and poorly designed intersections and access points shall be established so as to increase the safety to both motorized and non-motorized traffic.
5. Eliminate on street parking that conflicts with moving traffic or creates hazards.
6. Include provisions for other transportation modes, i.e., bicycles, snowmobiles, park and ride, etc., as part of street improvement plans where feasible.
7. Develop an extended street system in those areas where incomplete street facilities exist that reflects desired travel corridors and relates land use to Nowthen's future transportation needs and policies.
8. Adopt an assessment policy for equitable funding of construction and maintenance of local streets.





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9. Develop a uniform system regarding public signing to eliminate unnecessary signs and replace outdated, inappropriate and confusing public signs.

Transportation Policies – Off-Street Parking

1. Provide for adequate off-street parking for any new development or expansion of existing development; Parking requirements established by the Zoning Ordinance shall reviewed as needed to ensure supply is reflective of demand.
2. Develop parking facilities so as to conserve land, promote joint use and minimize conflicts with vehicular, pedestrian and bicycle traffic.

Transportation Policies - Mass Transit

1. Promote para-transit services and facilities to meet the basic transportation needs of persons who cannot use automobile transportation.
2. Cooperate with Federal, State, Regional and other local governmental jurisdictions in efforts to create markets and expand para-transit service.
3. Support development of heavy-rail commuter train service along the US Highway 10 corridor as a means of improving access to employment for residents and reducing traffic congestion on existing arterial roadways.

Transportation Policies – Aviation

1. Regulate land uses in Nowthen to prevent potential hazards to air navigation, including electronic interference.
2. Notify the Federal Aviation Administration of any proposed construction of structures 200 feet or taller or other construction subject to Code of Federal Regulations Part 77.





COMMUNITY FACILITIES

Community facilities include those lands, buildings, services and systems that are provided on a public or quasi-public basis in the interest of, or benefit to, the residents and property owners of Nowthen. Their importance should not be underestimated in defining the established quality of life in Nowthen. The following goals and policies are to serve as guides for the planning, implementation, and maintenance of community facilities.

Community Facilities Goals

- Design community facilities to support Nowthen’s community identity and provide for safe, easy access to all facilities and services.
- Maintain, improve and develop new community facilities and services to meet the needs and interests of Nowthen.
- Be proactive in the implementation of the 2019 Nowthen Comprehensive Plan, as may be amended, for public systems such as transportation, storm water management, water supply, and parks and trails.
- Minimize costs for public facilities and services by encouraging full utilization of existing system elements and coordinate facilities and services on a joint use basis between various governmental units to avoid duplication.

Community Facilities Policies - Utilities

1. Anticipate that construction and installation of public sanitary sewer and water systems shall not occur in Nowthen until after 2040.
2. Encourage residents to test the safety of their drinking water from on-site residential wells on a regular basis through utilization of well testing kits available at the City offices, in partnership with Anoka County environmental Services who provides feedback on the water samples.
3. Monitor the need for future community water supply system(s) through proactive inventory of groundwater resources (aquifers, pollution sensitivity and locations) which may define areas for future municipal wells.





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4. Continue administration of the On-Site Sewage Disposal Ordinance ensuring that all private sewer and water utility systems are constantly monitored and maintained to assure a safe and high-quality standard of service on an ongoing basis.
5. Require easements for utility systems be located according to uniform standards, providing for ease of access for maintenance and repair and minimal disruption of other activities.
6. Minimize the impact of required utility facilities and services on surrounding uses.
7. Require underground installation of all new utility services and when economically feasible, the conversion of existing overhead systems to underground is to be encouraged.
8. Require coordination among all utility facilities.
9. Locate any non-local utility lines and essential service facilities that are routed through the community so as to minimize impact upon existing as well as future development.

Community Facilities Policies - Governmental, Buildings

1. Ensure that Nowthen's governmental buildings and services are located so as to offer ease of access and minimal response time.
2. Hold Nowthen's governmental buildings and other public buildings to high architectural and site design standards to create a sense of community identity, ensure land use compatibility, promote conservation and to serve as examples for private development.
3. Promote the full utilization of existing investments in public facilities and encourage cooperation and coordination between governmental units in the provision of public facilities and services.
4. Design and maintain all public buildings to be resistant to person and property crime opportunity, while maximizing public utilization.
5. Develop public facilities on sites that offer ample land area for potential future expansion.





Park and Trail System Policies

1. Implement the planning strategies and policies of the Nowthen Park and Trails Plan, as may be amended.
2. Foster the advancement of a livable community by promoting safe routes to parks from neighborhoods.
3. Evaluate periodically Nowthen's park dedication requirements to ensure they are reflective of actual costs associated with system implementation.

ADMINISTRATION

Implementation aspects of the 2019 Nowthen Comprehensive Plan dictate that administrative goals and policies are of a prime concern. All stakeholders with an interest in the community must have a clear understanding of how development and redevelopment in the City will be achieved. To this end, the following text provides statements of the administrative goals and policies.

Administration Goals

- Maintain high standards for proactive communication with residents and businesses on City issues and services.
- Ensure that all development and/or redevelopment that occurs in the community is in accordance with the 2019 Nowthen Comprehensive Plan.
- Maintain a strong working relationship between the City Council and the City Council's advisory committees.
- Continue to operate the city within a fiscally sound philosophy.





Administration Policies

1. Review the 2019 Nowthen Comprehensive Plan periodically and amend as necessary to reflect evolving community needs and priorities.
2. Update the Zoning Ordinance to reflect the needs of the Comprehensive Plan and review other development policies and regulations on a periodic basis to ensure the most advanced standards and full compliance with Federal and State legislative requirements.
3. Monitor Federal, State and regional programs for assisting Nowthen with implementing the Comprehensive Plan and meeting the needs of the community.
4. Require land use dedications, easements and other such requirements at time of subdivision and/or development to insure the physical capability for necessary public/quasi-public utilities and improvements.
5. Adopt a Capital Improvement Plan annually for the management, programming and budgeting of capital needs.
6. Promote and maintain open communication between the City and neighboring and related governmental jurisdictions.
7. Pursue cooperative arrangements to share facilities and services with the School District, adjoining communities and the County to avoid duplication and to economize on limited financial resources.
8. Address planning issues, code enforcement, and nuisance complaints raised by the citizens and local businesses.
9. Provide continuing education opportunities for the City Council and advisory committee members through seminars and presentations.
10. Require that all analysis and basis for decision-making on development proposals be thoroughly substantiated and documented.

