

FIRST REGULAR SESSION

# HOUSE BILL NO. 465

## 93RD GENERAL ASSEMBLY

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INTRODUCED BY REPRESENTATIVES SMITH (118) (Sponsor) AND DENISON (Co-sponsor).

Read 1<sup>st</sup> time February 3, 2005 and copies ordered printed.

STEPHEN S. DAVIS, Chief Clerk

0532L.02I

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### AN ACT

To amend chapter 64, RSMo, by adding thereto two new sections relating to county planning commissions.

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*Be it enacted by the General Assembly of the state of Missouri, as follows:*

Section A. Chapter 64, RSMo, is amended by adding thereto two new sections, to be  
2 known as sections 64.1000 and 64.1003, to read as follows:

**64.1000. 1. The planning commission of any county created under this chapter,  
2 which by August 8, 2005, has not adopted a comprehensive plan for the county, shall  
3 prepare, adopt, and from time to time, amend, a comprehensive plan for the county  
4 consistent with the provisions of this section and section 64.1003.**

**2. The purpose of such a plan is to guide and accomplish the coordinated, efficient,  
5 and orderly physical development of the county and its environs in a manner that will best  
6 promote the general welfare.**

**64.1003. 1. In preparing the plan required under section 64.1000 the planning  
2 commission shall consider land use, transportation systems, community or urban design,  
3 housing, community facilities, economic development, natural, cultural, or historic  
4 resource preservation, sustainability of the plan, human services, and the social and  
5 physical welfare of the citizens of the county. Studies and plans for incorporated  
6 jurisdictions in the county or any adjoining county may be considered in the findings and  
7 analysis, and may be factored into the recommendation of the comprehensive plan for  
8 unincorporated areas of the county. In addition, the planning commission may consider**

EXPLANATION — Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted from the law. Matter in **bold-face** type in the above bill is proposed language.

9 plans for specific areas. In addition, the planning commission shall allow public comment  
10 during its preparation of the plan.

11 2. The plan required under section 64.1000 may contain policies regarding any of  
12 the following, addressing all unincorporated areas of the county, or addressing any  
13 infrastructure, or services the county provides to incorporated jurisdictions of the county:

14 (1) Policies regarding the future use of land to guide development and  
15 redevelopment of all unincorporated areas of the county. Such policies shall be  
16 accompanied by a future land use map or maps generally identifying distinct future land  
17 use classifications or distinct future development characteristics. Such policies may  
18 address future development by land use category or development characteristics, and may  
19 include descriptions of the mix of land use and specific goals for land use;

20 (2) Policies regarding future transportation systems to guide future development.  
21 Such policies shall be accompanied by a future transportation map or maps identifying  
22 existing, planned, or potential transportation facilities and a description of these facilities.  
23 In addition, policies may include an inventory of existing and future facilities;

24 (3) Policies regarding the three-dimensional form and aesthetic qualities of public  
25 and private development in unincorporated areas of the county, considering the function,  
26 impact, and interrelationship of the design of public and private spaces and buildings.  
27 Such policies may include recommendations on streetscape designs, designs for common  
28 open space, and desired buildings. Such policies may also include county-wide  
29 recommendations or land area recommendations, land use recommendations, or  
30 development patterns;

31 (4) Policies to provide adequate housing quality and supply to meet forecasted  
32 population needs. Such policies may address characteristics of housing stock, may include  
33 an analysis of housing supply and demand, and may recommend strategies for direct  
34 government assistance or indirect government support in achieving an adequate housing  
35 supply;

36 (5) Policies for community facilities to guide future development. Such policies may  
37 address waste management, storm water management, utilities, public safety, recreational  
38 facilities, and other governmental or quasi-governmental services, and may include an  
39 analysis of the desired levels of service. In addition, policies may include an analysis of  
40 desired levels of service in coordination with policies created under subdivision (1) of this  
41 subsection. Service levels recommended under the analysis need not be uniform  
42 throughout the county, and may vary based on existing and recommended future land uses  
43 or development characteristics;

44           **(6) Policies to promote the stabilization, retention, or expansion of the economic**  
45 **base, and employment opportunities in the county. Such policies may include analysis and**  
46 **forecasts of labor forces, land and consumer markets, and business sectors applicable to**  
47 **the county. In addition, such policies may include recommendations for public and private**  
48 **actions independent of or in coordination with state or local economic development**  
49 **entities;**

50           **(7) Policies for the identification, management, and conservation of scarce,**  
51 **threatened, or nonrenewable natural and man-made resources in the county. Such policies**  
52 **may include the identification and analysis of the importance of valued resources, analysis**  
53 **of actions to reduce the viability of those resources, and may also consider competing**  
54 **interests regarding future resource management, and recommendations to curtail the**  
55 **impacts on those resources or strengthen those resources;**

56           **(8) Policies regarding the cumulative impact of short-range and long-range**  
57 **decisions and actions that may occur over the course of the plan. Such policies shall**  
58 **provide a comprehensive, long-range analysis, based on a county-wide ecosystem, or other**  
59 **similarly comprehensive basis. In addition, policies may recommend strategies and**  
60 **sustainable practices, and may address:**

61           **(a) Environmental impacts of development scenarios, land use patterns, and**  
62 **building practices;**

63           **(b) Forecasted energy consumption and transportation habits;**

64           **(c) Impacts of future development and redevelopment on critical and sensitive**  
65 **resources; and**

66           **(d) The risk, magnitude, or severity of natural hazards;**

67           **(9) Policies to ensure the social and physical welfare of the citizens of the county.**  
68 **Such policies may identify population sectors needing special services, training, facilities,**  
69 **or treatment, and may also recommend programs and entities that can address those needs,**  
70 **and may summarize the role of the county government in providing for those needs;**

71           **(10) Specific area plans containing more specific policies relating to a specific land**  
72 **area. Such policies may include any studies, information, or data the planning**  
73 **commissions determines are consistent with the purpose outlined in subsection 2 of section**  
74 **64.1000 and relevant to the future development of the county.**

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76 **When a comprehensive plan is prepared for the first time all policies included in the plan**  
77 **shall be prepared on a county-wide basis for all unincorporated areas of the county.**

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79 **Policies established under this subsection shall include an analysis of existing conditions,**  
80 **a statement of issues and goals, reasonable projections or forecasts of anticipated future**  
81 **conditions or impacts, and implementation strategies which prioritize issues in the plan**  
82 **and identify how goals may be achieved.**

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84 **Policies established under any subdivision of this subsection shall be made in coordination**  
85 **with policies established under all other subdivisions of this subsection.**