

Implementation

Introduction

The purpose of this element is to explain how this plan will be utilized to guide future growth and development based on a set of actions as set forth by the Town of Hunter. The comprehensive plan addresses many important components critical to sustaining a healthy community while preserving the local natural resources and history. As change is inevitable, the comprehensive plan may need to be amended to appropriately reflect those changes. This element includes a table of all the goals, objectives, and actions highlighted in each previous element of the plan, with a timeframe to begin work on those actions.

The Town of Hunter Comprehensive Plan is intended to help guide growth and development decisions within the town. The plan is an expression of the town's wishes and desires and provides a series of actions/policies for assisting the community in attaining its goals. The comprehensive plan is not an inflexible or static set of rules. The objectives and actions are intended to allow flexibility in light of new information or opportunities. The plan is not an attempt to predict the future but an attempt to document community values and philosophies that citizens of the Town of Hunter share.

The planning commission, town board, and citizens in reviewing all proposals pertaining to growth and development should utilize this document. Proposals should be examined to determine whether they are consistent with community wishes and desires as expressed in the plan. As part of the review, a thorough review of the plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether or not the plan provides relevant direction and whether the requested action is in conformance with the plan. Development proposals with significant potential impacts will require a more detailed analysis in order to determine consistency.

Consistency Review During Plan Development

Within this implementation element, it is required to "describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan." As a result of the comprehensive plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; and based on that analysis, there are no known inconsistencies between the planning elements. In the future, as plan amendments occur, it is important that the Hunter Plan Commission and town board both conduct consistency reviews. Those reviews will ensure the document continues to represent an integrated approach to planning.

Measuring Plan Progress

As part of the comprehensive planning process, a number of goals, objectives, and actions were developed that when implemented are intended to build stronger relationships and give direction to the town board and its residents, including year-round and seasonal. Many of the

objectives and actions can be accomplished in the short term, while some will take longer to accomplish.

It is required to include a mechanism to measure the local governmental unit’s progress toward achieving all aspects of the comprehensive plan. The task of developing a measurement tool to gauge the outcome of this plan’s objectives and actions will be accomplished by the development of an implementation target for the identified actions. These targets will provide guidance to the plan commission and town board on when specific actions should be initiated. Based on the targets, the plan commission can then measure the progress of achieving implementation of the comprehensive plan.

The planning committee and citizens participating in the overall plan process developed the list of goals, objectives, and actions. The goals are the “purpose or end” that provides direction for the town and other governmental organizations, such as Sawyer County. Objectives are statements that are measurable benchmarks the community works to achieve, and the actions are more specific statements that set preferred courses of action to carry out the objectives in the foreseeable future.

Housing

GOAL: A range of housing units to meet the needs of existing and future community year-round and seasonal residents, while maintaining a predominately rural/wilderness atmosphere.

	Implementation Target
Objective 1: Support housing to meet the needs of persons of all income levels and physical abilities.	
Regulation Action: Identify all areas within the Town of Hunter that meet development criteria for development (e.g., high or low density).	On Going
Education Action: Provide information to the public on the range of present and anticipated housing values and available government housing programs.	On Going
Objective 2. Encourage high-quality construction and repair or maintenance of existing structures.	
Regulation Action: Encourage enforcement of the UDC (Universal Dwelling Code) in the Town of Hunter.	On Going
Education Action: Make available information about established standards and inspection methods.	On Going
Objective 3. Encourage housing units in areas that will not result in property or environmental damage.	
Regulation Action: Develop land use regulations that restrict future residential development in sensitive or non-conforming areas.	Accept Sawyer County Ordinance
Education Action: Provide residents with information on the benefits of preventing environmental degradation	On Going
Objective 4. Cite specifications on current and future manufactured home use.	
Regulation Action: Require all manufactured homes be set on a permanent foundation.	On Going
Objective 5. Develop regulations for the use of mobile homes as a permanent dwelling.	

Regulation Action: Locate mobile homes in Mobile Home Parks.	On Going
Objective 6. Encourage the county to strengthen the process of monitoring all septic systems.	
Regulation Action: Follow state and county regulations relating to permitting and upgrading facilities.	On Going
Education Action: Encourage the county to send a septic system post card to all parcels with improved assessed values	On Going

Transportation

Goal: An efficient and safe multi-use transportation system which accommodates the interests of people while preserving the aesthetic qualities of the town.

	Implementation Target
Objective 1: Develop and maintain road and trails to meet the Town's future needs and safety requirements.	
Resource Action: Widen roadway on County Highway "CC"	2011
Regulation Action: Maintain a Five Year Road Plan with criteria for decision-making.	On Going
Regulation Action: Require that private developers construct driveways and roads that meet Town standards	On Going
Resource Improvement Action: Improve County Road CC from CTH B to the Village of New Post and CTH B from CC to River Road, so that walkers, joggers, and bicyclists have a safe lane.	2011
Resource Improvement Action: Review that the signing of traffic controls is adequate and updated.	On Going
Monitoring Action: Evaluate Town roads on an annual basis according to PASER evaluation methods.	On Going
Monitoring Action: Annually request traffic accident information from Sawyer County Sheriff's department.	On Going
Monitoring Action: Review and update town road ordinances.	On Going
Objective 2: Support interconnected recreational trails.	
Regulation Action: Notify affected property owners prior to new trail development in the Town.	On Going
Education Action: Sponsor a trails meeting inviting clubs, landowners, government entities and organizations with an interest in Town trails.	As Needed
Objective 3: Develop means by which transportation for the disabled or elderly is available.	
Resource Improvement Action: Encourage a volunteer transportation group for the needs of the elderly or disabled.	On Going
Education Action: Publish and communicate information on available transportation options.	On Going

Utility and Community Facilities

Goal: Maintain and enhance community facilities and services, which contribute to the overall improvement of the community.

	Implementation Target
Objective 1: Minimize the environmental impact of future utility expansion in the Town.	
Regulation Action: Ensure that future transmission and distribution lines follow existing utility lines through the Town. Recommend no chemical spraying.	On Going
Regulation Action: Ensure that all utility providers remove or chip brush and trees cut along utility lines.	On Going
Monitoring Action: Review long-range plans of utility companies to identify impacts they might have on the Town and plan for future utility expansion.	On Going
Resource Improvement Action: Explore the possibility of adding a cellular tower.	2010
Resource Improvement Action: Work to expand the tornado warning system.	2012
Objectives 2: Develop a storm water management plan to protect surface water quality.	
Regulation Action: Establish Best Management Practices and review construction site erosion control and storm water management practices.	On Going
Education Action: Publish information on the adverse impact of storm water runoff and encourage practices that minimize runoff to local waterways.	On Going
Incentive Action: Publish and present award to individuals or groups who create rain gardens or other effective water control measures.	On Going
Objective 3: Establish a joint park program with Sawyer County.	
Resource Improvement Action: Work with Sawyer County and WDNR to investigate possible county/town park sites and establish a new county park in the township.	2015
Objective 4: Establish a 20-year forest management plan with Sawyer County and State of Wisconsin.	
Resource Improvement Action: Work with Sawyer County and the State of Wisconsin to establish regulations for the use of public areas.	On Going
Objective 5: Establish viable options for waste disposal.	
Resource Improvement Action: Establish a yard waste compose location.	2015
Objective 6: Encourage, promote and coordinate the inspection of all waste water treatment systems in the Town.	

Agricultural Resources

Goal: *Due to soil types and land use patterns, there are very limited agricultural opportunities in the Town of Hunter.*

Objective 1: Ensure any agricultural activities should be done so in an environmentally responsible manner.	
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Natural Resources

Goal: *Conserve, protect, manage, and enhance the town's natural resources in order to provide the highest quality of life for the Town of Hunter's citizens and visitors.*

	Implementation Target
Objective 1: Protect surface and ground water.	
Resource Improvement Action: Coordinate development plans with county zoning officials.	On Going
Education Action: Provide information on the disposal of hazardous materials, such as paint, waste oils, computers, insecticides, etc.	On Going
Resource Improvement Action: Encourage the county to continue the maintenance program of septic systems and encourage replacement of ineffective systems by property owners.	On Going
Education Action: Coordinate with area lakes associations and other agencies on educating property owners on limiting chemical use on lawns.	On Going
Education Action: Encourage Best Management Practices (BMP's) on all lands, including farmland areas.	On Going
Resource Improvement Action: Coordinate development plans with county zoning officials.	On Going
Objective 2: Protect area lakes, rivers, wetlands, and stream shorelines.	
Regulation Action: Support the Sawyer County Shoreland Ordinances.	On Going
Education Action: Encourage buffer zones.	On Going
Education Action: Develop an informational pamphlet to inform property owners about town resources and services and best use practices for maintaining town character.	2015
Education Action: Supply each new permit applicant with material regarding preservation of natural resources.	2010 & On Going
Regulation and Resource Improvement Action: Cooperate with other units of government on resources under shared authority.	On Going
Objective 3: Maintain and/or upgrade public accesses.	
Resource Improvement Action: Work with WDNR to maintain and improve boat landings and public accesses.	On Going
Resource Improvement Action: Plan and develop recreational trails on public lands.	On Going
Regulation Action: Assess the need for a town ordinance of the use of motorized recreational use to reduce conflict with non-motorized recreation and other uses.	2010

Resource Improvement Action: Work with Sawyer County and WDNR to investigate possible county/town park sites and establish a new county park in the township.	On Going
Objective 4: Protect and manage local forested areas.	
Resource Improvement Action: Encourage selective cutting by utilizing the services of a professional forester.	On Going
Resource Improvement Action: Work and cooperate with local land trusts and similar organizations on forest protection, management, and preservation.	On Going
Education Action: Encourage the use of BMP's in forested areas.	On Going
Objective 5: Seek solutions to restore areas with land or shoreland deterioration.	
Resource Improvement Action: Work with landowners, land and water conservation department, WDNR, Xcel Energy, United State Forest Service, LCO Tribal Government, Chippewa Flowage Area Property Owners Association (CFAPOA), and Lake Chippewa Flowage Resort Association (LCFRA).	On Going
Monitoring Action: Identify other vulnerable shoreland areas where shoreland areas may be impaired.	On Going
Monitoring Action: Support landowners, land and water conservation department, WDNR, Xcel Energy, United State Forest Service, LCO Tribal Government, Chippewa Flowage Area Property Owners Association (CFAPOA), and Lake Chippewa Flowage Resort Association (LCFRA) seeking any funding sources.	On Going

It is also recommended the Town investigate “cluster development” in both shoreland and non-shoreland areas for the preservation of open space. In those situations where the creation of a subdivision may result in an unacceptable loss of natural functions (i.e., forest, vegetation, scenic beauty, aesthetics, etc.) consider “cluster development” as a condition of approval of the subdivision.

Cultural Resources

Goal: Preserve and enhance cultural heritage resources, including historical places, sites, and landscapes.

	Implementation Target
Objective 1: Identify the town’s historic and cultural resources.	
Monitoring Action: Work with the State Historical Society, Sawyer County Historical Society, and LCO to identify and preserve our township’s history.	On Going
Resource Improvement Action: Evaluate local cultural and historic resources and develop a local landmark program.	On Going
Objective 2: Preserve scenic and historic views within the town.	
Resource Improvement Action: Develop a list of registered historical places in the Town and identify other potential historical places.	2011
Monitoring Action: Work with private landowners on the preservation of areas of historic significance.	On Going

Economic Development

Goal: Ensure a business climate that is compatible with the natural environment of the town.

	Implementation Target
Objective 1: Encourage businesses that maintain the peace and quiet of the town.	
Objective 2: Ensure that future business development is compatible with the natural character of the town.	
Regulation Action: Adopt standards for signage and lighting within the town.	2011
Regulation Action: Adopt standards for commercial development that reflect a northwoods character.	2011
Objective 3: Attract and retain businesses that compliment the natural environment and improve the employment and income base of the town.	
Incentive Action: Investigate available federal, state, or private grants for promotion of the northwoods character of the town	On Going
Objective 4: Encourage sustainable forest management and the businesses that follow these practices.	
Regulation Action: Encourage timber harvest according to accepted BMP's.	On Going
Resource Identification Action: Identify forestry businesses that follow these practices.	On Going

Intergovernmental Cooperation

Goal: Establish and maintain cooperative relationships with local, state and Federal jurisdictions where it's appropriate.

	Implementation Target
Objective 1: Coordinating sharing community services where possible.	
Regulation Action: Continue formal agreements for sharing law enforcement, fire, emergency medical services, and town services.	On Going
Monitoring Action: Inventory services and equipment shared by adjacent jurisdictions.	Annually
Objective 2: Identify actions and processes for resolving conflicts between governmental units.	
Education Action: Establish a formal conflict resolution process.	2014
Monitoring Action: Participate in planning and board meetings with adjacent governmental units.	On Going
Objective 3: Share with each adjoining jurisdiction a copy of the Town of Hunter Comprehensive Plan.	2010
Education Action: Share a copy of the Comprehensive Plan with the Town of Radisson, Town of Couderay, Town of Round Lake, Town of Hayward, Town of Winter, Town of Ojibwa, and the LCO.	On Going

Objective 4: Enhance cooperative relationships with area educational institutions.	
Monitoring Action: Participate in board and committee meetings of the local and technical college educational districts.	On Going
Objective 5: Keep abreast of developing State of Wisconsin regulations.	
Education Action: Attend State and County Towns Association Meetings.	On Going

Land Use

Goal: *A coordinated, planned development pattern consistent with the northwood's character of the community.*

	Implementation Target
Objective 1: Minimize the conversion of forest land for other purposes.	
Regulation Action: Require development standards for areas denoted as "Forest Rural Residential" on the town's "Future Land Use Map" for one residence per 5 acres.	On Going
Objective 2: Direct new development in and around areas of existing development.	
Regulation Action: Create and adopt a subdivision ordinance and land use ordinance specific to the Town of Hunter.	2010
Objective 3: Encourage logging buffer zones along clear-cut areas.	
Education Action: Work with county forestry and private landowners to establish buffer zones and implement "Best Management Practices" (BMP's).	On Going
Education Action: Work with the appropriate governmental department on BMP's regarding forest practices.	On Going
Objective 4: Participate in a proactive manner with adjacent and overlapping jurisdictions regarding planning activities.	
Monitoring Action: Meet with adjoining towns and LCO to discuss future planning activities and developments that may impact all communities.	On Going
Objective 5: Develop a policy on land acquisition and sale of Town lands.	
Regulation Action: Inventory all lands owned by the Town.	2010
Objective 6: Provide continual public review and public-based amendatory process to the comprehensive plan.	
Monitoring Action: Conduct a review of the comprehensive plan at least every five years.	On Going
Monitoring Action: Utilize the plan commission to inform the town board on recommended changes needed within the comprehensive plan as the land use patterns or trends begin to emerge.	On Going
Objective 7: Work with Sawyer County to develop a policy governing short-term rentals of residential properties.	

Monitoring Action: Attend county meetings and apprise Plan Commission members of proposed actions resulting from the county discussion of a short-term rental policy.	2009 and On Going
Education Action: Assist in distributing pamphlets regarding considerations in renting short-term rentals.	2009 and On Going
Education Action: Inform the Sawyer County Board of the Towns concerns.	2009 and On Going

Many of the actions identified above are continuous and ongoing steps that do not have a specific implementation target date. On an annual basis, the plan commission should monitor the plan’s overall objectives and actions in an effort to realize its accomplishments and identify areas where additional resources or actions need to be implemented.

While previously identified there are no specific redevelopment or smart growth areas. Several of the identified goals, objectives, and actions include references to promoting the redevelopment of abandoned or dilapidated parcels and the maintenance and rehabilitation of existing residential structures, where practical. Where applicable in implementing the comprehensive plan, redevelopment alternatives should at least be explored before new development of greenfields begins.

Other Implementation Policies and Programs

As part of the overall comprehensive planning process, the identification of issues and opportunities presented by citizens and property owners of the town assisted in developing a plan covering a 20-year planning horizon. Based on projected land use needs into the future, the future land use map will assist the town in directing land use activities to areas best suited for such development and is based on background data, future projections, local issues and opportunities, natural resource constraints, and public input.

The Future Land Use Map incorporates the realities, ideas, goals, and visions described throughout the plan. The Future Land Use Map represents the town’s vision for growth and development over the next 20 years. When making land use recommendations and decisions, the town planning commission and town board will use it extensively.

In order for the Future Land Use Map to be an effective tool for local decision-making, it is important that it be regarded as general in nature and should not be used for site-specific decisions. It is for this reason that only general locations for various land uses are shown on the map. The Future Land Use Map was developed from the Existing Land Use Map, background data, and the community’s desires for future development trends. Therefore, the Existing Land Use Map is the foundation of the plan. It represents the beginning point from which to build the future. As a result, areas that are not proposed for future development are represented by their existing land use in order to promote constancy in Hunter. During the planning horizon, as developer proposals are presented, amendments may be necessary to reflect forces that change or shift local land use patterns and demand.

Ordinances and Programs

Purchase of Development Rights Program (PDR)

The purchase of development rights is a **voluntary** protection technique that compensates the landowner for limiting future development on their land. The programs are primarily used for retention of agricultural lands, but the concept can be applied to all types of land use scenarios. Under a PDR program, an entity such as a town, county, or private conservation organization purchases the development rights to a designated piece of property. The land remains in private ownership, and the landowner retains all the other rights and responsibilities associated with the property.

Transfer of Development Rights (TDR) Program

The TDR program is a non-regulatory (voluntary) approach that allows the right to develop property to be transferred from one parcel (or zoning district) to another. Under a TDR program, development rights to a parcel of land are transferred from a “sending area” to another parcel referred to as the “receiving area”. Sending areas are typically those areas where development is discouraged or limited, and receiving areas are areas where growth and development are encouraged. Under some TDR programs, local government awards development rights to each parcel of developable land in the community or in selected districts on the basis of the land's acreage or value. Landowners can then sell the development rights on the open market. The TDR program has been widely implemented at the local level due to the fact that it requires no major financial contribution by local government.

Benefits of the TDR program include:

- ▶ The public benefits from the conservation easements, which protect and preserve sensitive natural features and wildlife habitat.
- ▶ Owners of sending area properties receive economic compensation for their properties where development would normally be precluded due to sensitive natural features or zoning restrictions.
- ▶ Owners of receiving area properties can increase their development density, accommodating a greater number of uses or tenants.
- ▶ Little financial contribution on behalf of local government.

Acquisition

This type of land preservation tool involves the direct purchase of land for the purposes of preservation and protection. This tool should be used in cases where other protective mechanisms fail to meet objectives and/or in cases of high-priority acquisition lands. Acquisition efforts should be coordinated with other local, state, and national acquisition initiatives (lake associations, environmental groups, USFS, DNR, etc.). Depending on the acquisition, funding assistance from federal, state, or not-for-profit groups may be found.

Conservation Easements

When a landowner sells their development rights, a legal document known as a conservation easement is drafted. The easement restricts the use of the land to agricultural use, open space, or other desired use in perpetuity. A conservation easement permanently limits residential, commercial, or industrial development to protect its natural attributes or agricultural value. The conservation easement becomes a part of the landowner's deed and remains on the deed

even if the land is sold or passed through inheritance thereby ensuring the development will not occur on the property.

The conservation easement does not automatically allow public access to the land; the land remains in the hands of the owner, as only the right to develop it has been purchased. All remaining rights of property ownership remain with the landowner including the right to transfer ownership, swap, deed, or sell the land. A purchase of development rights program works to ensure that incompatible development will not take place; the PDR becomes a part of the deed and keeps the land in its agricultural or natural state in perpetuity. An effective purchase of development rights program requires initial financial support and on-going administration. Additionally, the program requires a review board to assess the lands of landowners requesting entry of their parcel into the PDR program.

Land Trusts

Land trusts are non-profit voluntary organizations that work with landowners to use a variety of tools to help them protect their land. Such organizations are formed with the purpose of protecting open space, scenic views, wildlife, etc.; and they use a variety of techniques to raise money for operating expenses and the acquisition of easements. Land trusts also provide adequate monitoring and stewardship. In the United States, land trusts can hold conservation easements, which means that the organization has the right to enforce the restrictions placed on the land.

Land Protection Tool	Pro	Con
Donated Conservation Easements	<ul style="list-style-type: none"> • Permanently protects land from development pressures. • Landowners may receive income, estate, and property tax benefits. • No or low cost to local unit of government. • Land remains in private ownership and on the tax rolls. 	<ul style="list-style-type: none"> • Tax incentives may not provide enough compensation for many landowners • Little local government control over which areas are protected.
Purchase of Development Rights	<ul style="list-style-type: none"> • Permanently protects land from development pressures. • Landowner is paid to protect their land. • Landowners may receive estate and property tax benefits. • Local government can target locations effectively. • Land remains in private ownership and on the tax roles. 	<ul style="list-style-type: none"> • Can be costly for local unit of government.

Land Protection Tool	Pro	Con
Transfer of Development Rights	<ul style="list-style-type: none"> • Permanently protects land from development pressures. • Landowner is paid to protect their land. • Landowners may receive estate and property tax benefits. • Local government can target locations effectively. • Low cost to local unit of government. • Utilizes free market mechanisms. • Land remains in private ownership and on tax roll 	<ul style="list-style-type: none"> • Can be complex to manage • Receiving area must be willing to accept higher densities.

Conservation Design Subdivisions

The conservation design subdivision concept is an alternative development design to the conventional residential subdivision. Conventionally designed subdivisions are typically characterized by land divided into house lots and streets, with minimal (if any) open space. Usually, the remaining open space lands consist of the undevelopable portion of the subdivision (steep slopes, wetlands, floodplain, etc.). The conventional subdivision lacks communal open space, community woodlands, or other open areas where people can meet and interact.

The purpose of a conservation design subdivision is to provide opportunity for development while maintaining open space characteristics, encouraging interaction among residents through site design, and protection of habitat and environmental features. A typical conservation design subdivision contains the same number of lots that would be permitted under a conventional design. The lots are typically smaller than conventional lots and are designed for single-family homes reminiscent of traditional neighborhoods found in small towns throughout America.

The compact design of a conservation subdivision allows for the creation of permanent open space (typically 50 percent or more of the buildable area). This undeveloped land typically serves as community open space land and provides recreational, aesthetic, and social benefits to subdivision residents. The conservation design subdivision has proven economic, environmental, and social advantages over conventionally designed subdivisions¹ including:

Economic Advantages

- ▶ Lower infrastructure and design (engineering) costs
- ▶ Attractiveness of lots for home development
- ▶ Reduction in demand for public parklands

Environmental Advantages

¹ Randall Arendt, *Conservation Design for Subdivisions*, (Island Press, Washington D.C., 1996), pp 3-16.

- ▶ Protection of conservation areas and upland buffers (which would normally be developed)
- ▶ Reduced runoff due to less impervious surface cover
- ▶ Improved water filtration due to presence of vegetation and buffers
- ▶ Opportunities for non-conventional septic system design

Social Advantages

- ▶ Opportunities for interaction among residents (common open space)
- ▶ Pedestrian friendly
- ▶ Greater opportunity for community activities

Best Management Practices (BMP)

Best management practices describe voluntary procedures and activities aimed at protection of natural resources. BMP's are described in detail in the Wisconsin Department of Natural Resources publications titled "Wisconsin Construction Site Best Management Practice Handbook", and "Wisconsin's Forestry Best Management Practices for Water Quality". Shoreland BMP's are a set of specific actions that landowners can take to help protect and preserve water quality.

Town Subdivision Ordinance

The development of a subdivision (land division) ordinance is intended to control the division of land within the town in order to promote public health, safety, and welfare by regulating the division and re-division of land. The ordinance must be at least as restrictive as the county ordinance but can be more restrictive. The Wisconsin Towns Association has developed a model Subdivision Ordinance for consideration by towns in Wisconsin.

Other Ordinances and Programs

A number of other ordinances and program specific components such as design review ordinances, zoning, building codes, mechanical codes, housing codes, sanitary codes, erosion/stormwater control ordinances, historic preservation ordinances, site plan regulations, official map, and sign regulations can assist communities ensure safe development standards. Some of the aforementioned programs are already enforced by Sawyer County and the State of Wisconsin in the required approval plans for specific development projects. Sawyer County has a subdivision ordinance and the Town has identified the potential development of a Town specific subdivision ordinance. The Town's implementation of UDC requirements also enforces many of the above codes.

Other Adjoining and Overlapping Jurisdiction Comprehensive Planning Processes

The Town of Hunter encourages early dialog between all adjoining and overlapping jurisdictions (towns, Sawyer County, LCO, Federal and State land owners, and school districts) as they develop or revise their respective comprehensive plans or development directives. This dialog will ensure that local input and consistency between comprehensive plans is reached. Where inconsistencies are identified and a resolution cannot be reached, future actions can be developed to bring the parties together to address their concerns.

Plan Updates and Revisions

The Town of Hunter Comprehensive Plan is intended to be a living document. Over time, social and economic conditions and values tend to change. The comprehensive plan should be updated periodically to reflect these changes. Systematic, periodic updates will ensure that not only the statistical data is current but also the plan's goals, objectives, and actions reflect the current situation. Under current law, it is required that an update of the plan be undertaken every ten years. However, it is recommended the plan be reviewed for consistency at least once every five years. This will ensure that any changes in the social and economic conditions or community values are reflected within the plan.

To ensure that both year-round and seasonal residents are involved in plan amendments, the following process and protocol should be followed to allow public involvement and comment. The Town of Hunter Plan Commission shall undertake a review of the plan at ten-year increments from the time of formal adoption by the town board and shall consider necessary amendment(s) to the plan resulting from property owner requests and changes to social and economic conditions. Upon the plan commission review, recommended changes to the plan shall be forwarded to the town board. The Town of Hunter Board of Supervisors shall call a public hearing to afford property owners time to review and comment on recommended plan changes. The public hearing shall be advertised using a Class I notice. Based on public input, plan commission recommendations, and other facts, the town board will then formally act on the recommended amendment(s). During plan amendments, it is important that the Public Participation Plan be utilized to ensure public input.

Conclusion

The Town of Hunter Comprehensive Plan is intended to be a dynamic and evolving document. Periodic revision and update of the plan will ensure that it is accurate and consistent with the wishes and desires of the community. Plan recommendations in this document provide the basis for evaluation of development proposals and give the community a means for achieving their community vision. The specific action statements are meant to serve as the mechanisms for achieving the goals and objectives, which were defined throughout the planning process. Ultimately the success of the planning process will be measured by the future quality of life experienced by both residents and visitors. Overall, the comprehensive plan provides a guide and policy framework for development of the Town of Hunter.