

ADAMS COUNTY LAND USE PLAN

Developed for the

**Adams County
Board of Commissioners**

**Brian Baldrige
Justin Cooper
Roger Rhonemus**

Adopted June 27, 2011

Table of Contents

Introduction	3
Planning Process	5
Land Use Commission Members	7
Land Use Task Force Committees Members	9
Vision Statement	13
Demographic Snapshot	14
Population	14
Housing	16
Economic Characteristics	18
Land Use Task Forces Reports and Recommendations	
1.0 Agriculture	20
2.0 Community Facilities	23
3.0 Economic Development	28
4.0 Environment	31
5.0 Housing	34
6.0 Recreation	36
7.0 Transportation	50
8.0 Utilities	58
Land Evaluation and Site Assessment Model	66

Introduction

The Adams County Comprehensive Land Use Plan (Plan) was prepared by volunteer residents of Adams County for the purpose of providing a strategic framework for the development and conservation of Adams County's land resources. The Plan is intended to serve as a guide for decision makers in both the public and private sectors as they evaluate proposals that will affect the physical, social and economic development of Adams County.

The Plan is a result of a multi-year effort by many committed individuals. The Adams County Land Use Commission (Commission) was appointed by the Adams County Commissioners to provide leadership and oversight of the planning process. Commission members were chosen to represent a broad cross section of Adams County citizens and elected officials. The Commission was supported by the efforts of eight task force committees composed of individuals knowledgeable about specific issues relating to Adams County. Public participation was encouraged and made a fundamental goal of the planning process.

The planning process included a visioning process, an assessment of existing conditions and historic trends, and an examination of development issues facing the county. In developing the Plan, the Commission established the following guiding principles to use in determining goals and recommendations: the preservation of the county's rich agricultural and environmental heritage, discouraging development patterns that would create a financial burden on the taxpayers in order to provide needed public services and infrastructure, and acknowledging private property rights.

In addition, the Plan addresses issues related to parks, education, health care, recreation, residential housing, technology and potential economic development as it relates to future land use in the community. The plan also addresses emergency services and law enforcement needs as they relate to future growth. Lastly, as part of the planning process, tourism and its historical roots and potential growth is integrated into the overall process as a viable attribute to the overall development of land in Adams County.

Past, current and projected demographic profiles of Adams County were examined and integrated into the planning process. Task force committees reviewed existing strategic plans and completed studies and included recommendations from these documents when relevant to specific issues.

The Plan is organized around eight task force areas which complement each other – particularly farmland and rural character preservation, and infrastructure. Included are recommendations and strategies to be used in guiding development decisions. Although the document should be viewed as flexible and not rigid in