

Appendix C

LEELANAU GENERAL PLAN WORKING PAPERS

Leelanau General Plan Working Paper #1: Results of the Growth Management Forums

This document is the first of a series of working papers prepared by Leelanau County staff members and project consultants as part of the process to create the *Leelanau General Plan*. *Working Paper #1* summarizes and provides an analysis of a series of ten (10) Growth Management Forums conducted throughout Leelanau County on December 1, 1989 and during the month of February, 1990. The guiding objective of Phase I of this planning process was the identification of what has been termed the "**best choice growth management approach**" for Leelanau County.

Leelanau General Plan Working Paper #2: A Survey of Residents Concerning Issues Relating to Long-Range Planning in Leelanau County

This survey of Leelanau County residents conducted by Anderson, Niebuhr and Associates, Inc. of St. Paul, Minnesota provides information regarding residents' opinions about important issues relating to the quality of life in Leelanau County. Specifically, information was obtained concerning preferences for types of development in the county, residents' satisfaction with county services, opinions about the impact of future development, and preferences for development controls. In addition to providing information about county residents as a whole, the survey results provided information about various subgroups of residents.

The survey of Leelanau County residents was conducted using Anderson-Niebuhr's established mail survey methods from March through April, 1990. Using this method, an overall response rate of 92 percent was achieved. Because such a high response rate to this scientific survey was achieved, county representatives are assured that non-response bias is not a factor and that the data accurately represents the opinions of Leelanau County citizens as a whole.

Leelanau General Plan Working Paper #3: A Survey of Local Officials Concerning Issues Relating to Long-Range Planning in Leelanau County

In conjunction with the survey of residents conducted by the county, a survey of local officials was also conducted using the same questionnaire. Of the 174 local elected officials and planning commission members in Leelanau County, about 68 percent responded to this survey. Presented in this report are summaries of the descriptive results for the local official survey and results of statistically significant analyses comparing responses of local officials with responses of county residents.

Leelanau General Plan Working Paper #4: Final Recommendations of the Citizen Advisory Committee

This document is the fourth of a series of working papers prepared for Leelanau County as part of the planning process. *Working Paper #4* summarizes and provides an analysis of a series of ten (10) recommendations of the Leelanau General Plan Citizen Advisory Committee.

This working paper is intended to provide a partial basis for discussion by the Leelanau County Planning Commission and the Leelanau County Board of Commissioners as they investigate, discuss and deliberate upon growth management issues in Leelanau County.

The recommendations of the Citizen Advisory Committee (CAC) can best be understood when placed in the perspective of the planning project. In Phase I the county aspired to develop the "best choice growth management process". The methodology which was used to achieve definition of the "best choice process" consisted of three (3) major efforts. These efforts included citizen participation, identification of state-of-the-art planning/growth management technologies, and review of statutory/constitutional framework for growth management in the State of Michigan.

Leelanau General Plan Working Paper #5: Leelanau Peninsula Current Trend Future: "Implications of Business as Usual"

Current trends facing the county are documented in this working paper in eight (8) categories: population, economy, land, public finance, transportation, community services, infrastructure and environment. In each case there is an effort to identify the current or emerging pattern or trend and then to describe the future if that trend continues. If no

citizen, local government, group of citizens or governmental organizations were to make an effort to change anything (i.e. no new plans, regulations, taxes, subsidies, incentives, etc. were initiated), and current trends were to continue, what would the future be like? This report attempts to project the implications of the future if it is "business as usual".

Leelanau General Plan Working Paper #6: Goals and Objectives for Managing Growth on the Leelanau Peninsula

The goals and objectives in this working paper will ultimately serve as the basic policy foundation for the *Leelanau General Plan*. Goals are broad-based statements of intent and establish the focus of the plan. Objectives are stated means by which the goals can be achieved. The goals and objectives presented in this working paper were prepared through an extensive process of leadership and public opinion surveys, meetings with local officials and citizens, and town meetings. Working Paper #6 was intended to serve as a discussion document until the goals and objectives were incorporated into the *Leelanau General Plan*.

Leelanau General Plan Working Paper #7: Economic Development

The eight chapters of this working paper address the economy of Leelanau County through population and income, labor force and unemployment, employment by sector, tourism, agriculture, real estate, and economic base and employment projections. Various data trends are introduced to facilitate an understanding of the county economy. The last chapter reviews issues and recommendations made in one recent economic development report and one older report. These are supplemented with additional recommendations based on newer information presented in this report.

Leelanau General Plan Working Paper #8: Transportation, Public Facilities, and Physical Services

Working Paper #8 is composed of seven chapters reporting on the state of facilities and services provided by local municipalities, those provided by the county, the transportation network, schools, non-municipal public services, solid waste management facilities, and state and federal lands. This document is virtually a Leelanau-specific encyclopedia of data in these subject areas.

Leelanau General Plan Working Paper #9: Natural Resources and the Environment

In its five chapters, Working Paper #9 addresses Leelanau County's environment and natural resources. Climate, geology, topography, and drainage are discussed in the first chapter while discussion of natural resources, environmentally sensitive areas, and air and water quality are covered in following chapters. The summary chapter reviews the issues raised in the preceding chapters and identifies problems and opportunities for Leelanau County. The summary also relates the significance of the information presented in the working paper to future development activity in the county.

Leelanau General Plan Working Paper #10: Land Use

The six chapters of Working Paper #10 address land use activities and issues on the Leelanau Peninsula. Community character and open space, land use, land division and construction activity, land valuation, and growth projections are discussed. The final chapters offers comparison and analysis of local land use policies and regulations and discussed their cumulative impact on the peninsula.

Leelanau General Plan Working Paper #11: Demographics

Working Paper #11 details demographic characteristics of the peninsula's population. Based primarily on the 1990 census, population, age, households, housing, education and income, and occupations and industry are all addressed. A summary chapter reiterates the key population attributes. A series of tables follows in an appendix offering detailed information on the population characteristics of each local municipality in the county. This working paper was updated in 2003, following review and analysis of 2000 Census data.

Leelanau General Plan Working Paper #12: Development Alternative

As the final Working Paper of the series, this document summarizes alternative land use patterns, alternative futures, and alternative institutional arrangements for guiding growth on the Leelanau Peninsula. The chapters contained in this working paper specifically discuss the process used in developing the alternative futures, the nine alternative land use patterns developed for analysis, a description of the "preferred future," the process used to develop the policies and action statements of the Leelanau General Plan, a description of problems associated with current institutional arrangements, and finally the institutional alternatives for Plan implementation.

Leelanau General Plan Working Paper #13:

A combined list of all comments received regarding the Leelanau General Plan.

Leelanau General Plan Working Paper #14: Leelanau County Facilities Strategy/Long Range Plan

The purpose of this analysis is to determine short-range and long-range needs for Leelanau County facilities. This analysis was undertaken so the County can make decisions regarding delivery of County services in the most efficient and cost-effective manner possible. This analysis also evaluates service delivery systems and how technology can help deliver these services to better meet current and future facility needs of the County's citizens.

Leelanau General Plan Working Paper #15: Seasonal Population

This working paper is the first step toward documenting data on seasonal residents in Leelanau County. It discusses residency, land values, Proposal A, seasonal and permanent residents, taxable value, and building permits.

Leelanau General Plan Working Paper #16: 2003 Leelanau County Citizen Survey

This survey was conducted by M-TEC Training and Research (Northwest Michigan College) to determine the views and opinions of Leelanau County residents on a variety of county planning issues. Through a mail survey, residents were asked to respond to questions addressing county services and facilities, land use patterns, and county services. Demographic data (e.g., age, length of residency, property ownership status) was gathered for use in determining views by various resident subsections. The results of the research identify residents' views on area strengths and weaknesses, providing Leelanau County representatives with information that can be used to prioritize opportunities or areas needing improvement, and for use in the update of the County General Plan.

Leelanau General Plan Working Paper #17: Comments on Draft Update to the Leelanau General Plan

Consists of all comments received from townships, villages, neighboring jurisdictions, County agencies, and the public, regarding the 2005 update to the Leelanau General Plan. Summaries of the process and changes are included in the document.