



Chapter 5: Efficient Use and Expansion of Public Facilities and Services



For related guiding principles, goals, and policies, refer to: Chapter 3: A Coordinated and Efficient Pattern of Growth; Chapter 7: Activity Community Involvement and Regional Coordination; and Chapter 9: Healthy, Livable Neighborhoods Offering a Variety of Lifestyle Options.

Background and Intent

The availability of water, wastewater, stormwater, fire protection, police protection, parks and other utilities and services affects the safety and quality of life for residents and the economic stability of the Manhattan Urban Area. The development pattern promoted by this Comprehensive Plan will provide for long-term development needs, while achieving a more cost-effective and efficient provision of infrastructure and public facilities. As the community continues to grow and as fiscal resources for facilities and services remain constrained, it will be increasingly important to maintain the right balance between the expansion of infrastructure facilities to serve new areas, with pressing needs for maintenance and upgrades of existing systems, and to promote continued collaboration among the many service providers within the Manhattan Urban Area.

Promoting the efficient use and expansion of public facilities and services is based on the following guiding principles:

- Make efficient use of public resources by locating facilities and providing services within areas planned for future growth; and
- Develop efficient, sustainable and equitable methods of providing urban services to development within Urban Service Areas.

The goals and policies in this chapter, in conjunction with the supporting policy documents identified at the end of this chapter and other goals and policies contained in this Plan, should be used to guide the provision and maintenance of public facilities within the Manhattan Urban Area.

Guiding Principles, Goals, and Policies (PFS)

Guiding Principle PFS-1: Make efficient use of public resources by locating facilities and providing services in areas planned for future growth

GOAL PFS-1.1: DIRECT URBAN DEVELOPMENT INTO PLANNED AREAS WHERE BASIC SERVICES CAN BE EFFICIENTLY, SAFELY, AND ECONOMICALLY PROVIDED WHILE MAINTAINING THE QUALITY OF SERVICES TO AREAS WITHIN THE CITY

PFS-1.1A: Consistency of Services and Infrastructure Planning with the Comprehensive Plan

Continue to prepare and update multi-year capital improvements programs that are coordinated with the policies and future land use patterns that are contained in this Comprehensive Plan, as a means to direct and prioritize the provision and extension of public facilities and services to identified growth areas while protecting non-growth areas from inappropriate urban development.

PFS-1.1B: Service Area Plans

Continue to coordinate planning efforts with Service Area Plans, including but not limited to the Utility Master Plan, Fire Services Plan, and other relevant plans. Establish service districts that are suitable for urban development based on physical characteristics, service capability and growth visions.

PFS-1.1C: Regional Airport Master Plan

Continue to coordinate future planning efforts and development proposals with the goals and policies contained in the Manhattan Regional Airport Master Plan.

PFS-1.1D: School Sites

Work closely with Manhattan Urban Area school districts to ensure that locations for future school sites and the potential timing of new schools are considered as part of more detailed area plans prepared for the future growth areas identified in the Comprehensive Plan.

PFS-1.1E: Parks and Recreation Planning

Coordinate with parks and recreation providers within the City and Counties to ensure that locations for future park sites and trails are considered as part of more detailed area plans prepared for the future growth areas identified in the Comprehensive Plan.



Guiding Principle PFS-2: Equitably distribute the cost for urban services over the areas that enjoy the benefit of such services and among those entities responsible for extending such services

GOAL #2.1: DEVELOP EFFICIENT, SUSTAINABLE AND EQUITABLE METHODS OF PROVIDING URBAN SERVICES TO DEVELOPMENT WITHIN THE URBAN SERVICE / GROWTH AREA



PFS-2.1A: Adequate Public Facilities and Services

Consider the provision of adequate public facilities and services and the phasing of infrastructure improvements in the timing and location of development. Provide all new development within the Urban Service Area and Blue Township Urban Growth Area with a full range of services.

PFS-2.1B: Public Facilities and Services Standards

Establish standards for all public facilities and services, including but not limited to: fire protection and emergency services, parks, utilities, transportation, and schools to define specified levels of service that are necessary and appropriate to meet the needs of City and County residents.

PFS-2.1C: Financing Mechanisms

Consider a range of financing mechanisms (e.g., benefit districts, development agreements, public/private partnerships) to support equitable methods of providing urban services within the Urban Service / Growth Area.

GOAL #2.2: SEEK OPPORTUNITIES TO LEVERAGE AVAILABLE RESOURCES THROUGH COLLABORATIVE APPROACHES TO THE PROVISION OF MUTUALLY BENEFICIAL FACILITIES AND SERVICES



PFS-2.2A: Regional Partnerships

Continue to explore potential opportunities to use mutual aid agreements and other tools as a means to help address potential gaps in service provision within Urban Service/Growth Areas on a temporary basis. Collaborate with the full spectrum of service providers to identify the most cost effective and efficient means of providing services where several options may exist.

PFS-2.2B: Training and Coordination

Seek opportunities to collaborate with other organizations and agencies in the region and statewide on training exercises for fire, police, and other service providers, particularly those agencies with whom a mutual aid agreement is already in place.

PFS-2.2C: Code Enforcement

Adopt and enforce updated construction and property maintenance codes as applicable. Consider expanding the applicability of relevant construction and property maintenance codes and inspections to areas that may be annexed in the future through a collaborative process.



Related Plans and Policy Documents

The following previously developed documents may or may not have been formally adopted as a part of the Comprehensive Plan; however they provide important background information and policy direction with regard to specific public facilities and services. Refer to [Appendix B: Related Plans and Policy Documents](#) for additional information on each plan and links to the full documents.

- Airport Terminal Master Plan (2013)
- Airport Master Plan Update (2009)
- Water Distribution System and Sanitary Collection System Master Plan Update (2009)
- Fire Station Location Plan Update (2003)
- City of Manhattan Water Facilities Plan and Cost of Services Study (2001)
- City of Manhattan Wastewater Facilities Plan and Cost of Services Study (2001)
- Corporate Technology Park Master Plan & Comprehensive Plan Update (1998)
- Storm Water Management Master Plan (1995)

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