

MINUTES
LANCASTER COUNTY BOARD OF COMMISSIONERS
LINCOLN CITY COUNCIL
JOINT PUBLIC HEARING ON LPLAN 2040
TUESDAY, OCTOBER 18, 2011
COUNTY-CITY BUILDING, ROOM 112
5:00 P.M.

County Commissioners Present: Deb Schorr, Chair
Bernie Heier, Vice Chair
Larry Hudkins
Jane Raybould
Brent Smoyer

City Council Members Present: Gene Carroll, Chair
Jon Camp
Doug Emery
Carl Eskridge
DiAnna Schimek

City Council Members Absent: Jonathan Cook
Adam Hornung, Vice Chair

Others Present: Dan Nolte, County Clerk
Joan Ross, City Clerk
Cori Beattie, Deputy County Clerk
Kerry Eagan, County Chief Administrative Officer
Gwen Thorpe, Deputy Chief Administrative Officer
Rod Confer, City Attorney
Brittany Behrens, Deputy County Attorney
Marvin Krout, Planning Director
Nicole Fleck-Tooze, Long Range Planning Manager
Sara Harzell, County Planner

By order of the Chair, the Lancaster County Board of Commissioners meeting was called to order at 5:01 p.m.

By order of the Chair, the Lincoln City Council meeting was called to order at 5:01 p.m.

MOTION: Carroll moved that Commissioner Deb Schorr serve as Chair for the joint public hearing; seconded by Hudkins.

County Roll Call: Heier, Hudkins, Raybould, Smoyer and Schorr voted aye. Motion carried 5-0.

City Roll Call: Camp, Carroll, Emery, Eskridge and Schimek voted aye. Cook and Hornung were absent. Motion carried 5-0.

Schorr read a statement of protocol and announced the location of the Nebraska Open Meetings Act. She clarified the County Board would not be taking action on amendments 5B (build-through), 6B (20-acre rule) and 7 (Bennet corner) on October 25 and asked City-County Planning Director, Marvin Krout, to comment further on these issues prior to public testimony.

The Chair opened the public hearing and asked those wishing to testify to stand. The County Clerk then administered the oath in mass.

1) 2040 LINCOLN-LANCASTER COUNTY COMPREHENSIVE PLAN (LPLAN 2040):

Marvin Krout, Planning Director, gave a brief overview of the 15-month Comprehensive Plan review process. He explained the County Board is scheduled to take action on October 25 and the City Council on October 31, 2011.

Krout noted four non-controversial amendments have been submitted for consideration as part of the Plan approval process. *Proposed Amendment #2* is solely within the City's jurisdiction and addresses street trees. The remaining three amendments are within both the City's and County's jurisdiction. *Proposed Amendment #1* removes the financial and project prioritization details from the Transportation chapter; *Proposed Amendment #3* strikes four new references to "highly productive farmland"; and *Proposed Amendment #4* is a technical correction which strikes a reference to all proposals for new acreage development being considered at one time as part of the annual review.

Krout said the County Board has proposed that three other items within their jurisdiction be considered as amendments to the Plan. These include removing the "20-acre rule" (one unit per 20 acres density); "build through requirements" (pre-planning County development to more easily accommodate future City expansion); and the "Bennet corner" (changing the land use designation to commercial and/or industrial on approximately 300 acres on the north side of Highway 2 between 148th to 162nd Street). Krout explained the County Attorney recommended that these issues first be reviewed by the Planning Commission prior to any County Board action. He expected the Planning Commission public hearing to be on December 14, 2011 and County Board action some time in January, 2012.

Schorr entered a memo into the record dated October 12, 2011, from Marvin Krout to the County Board which outlined the time frame for the future hearings on the three new County amendments (Exhibit A).

Camp mentioned previous discussions surrounding the actual legality of the Comprehensive Plan and the idea that it is more of a guideline or planning tool. He asked Krout to provide his interpretation to minimize any future misunderstanding. Krout said the Plan is a policy document which provides guidance. When considering certain planning issues, State Statutes require review by the Planning Commission and reference that local governments should weigh their Comprehensive Plan, along with other considerations, every time a decision is made.

Hudkins noted that even if the County Board changed the land use designation at the Bennet corner, there would still need to be a change of zone before anything could be constructed.

With regard to changing the 20-acre rule, Hudkins added the County Board has not made any specific recommendations at this time. Krout agreed that a change in the Comprehensive Plan does not automatically change the County's zoning resolution.

Smoyer recommended that verbiage be included in the Comprehensive Plan to clarify its intent. Krout said this is a good idea and such language may already be included.

Dr. Bryan Van Deun appeared and said he is concerned with the term "sustainability" and introductory comments in the Plan supporting this concept. He referenced the City of Lincoln's membership to the International Council on Local Environmental Initiatives (ICLEI) and distributed a handout from the Democrats Against United Nations (U.N.) Agenda 21 web site (Exhibit B). Dr. Van Deun said the article implies that sustainable development and Agenda 21 call for governments to take control of all land use and not leave any decision making in the hands of private property owners. He voiced his opposition to such language in the Plan.

Kyle Fischer appeared on behalf of the Lincoln Chamber of Commerce. He asked elected officials to keep in mind that the only way to continue providing services and growing jobs is by growing the tax base. He said the Chamber, its members and Board, support the Plan. With regard to the three County amendments (20-acre rule, build-through and Bennet corner), Fischer said the Chamber remains neutral at this point. He added if residents and businesses are truly being lost to other counties, then these issues need to be addressed.

Harry Muhlbach appeared to address the 20-acre rule. He distributed a copy of his comments for the record (Exhibit C). Muhlbach said the 20-acre rule has not really worked in his opinion. Larger pieces of land have been taken out of production, youth have lost agricultural learning opportunities and prices have increased dramatically making it too expensive for most families to live in rural areas. Muhlbach felt a past study indicating the increased cost to taxpayers for maintaining county roads is flawed. Additionally, he pointed out that not all landowners want to sell their property but should be allowed to do so in smaller quantities. In response to Raybould's inquiry regarding the study's flaws, Muhlbach said it was performed in only a generalized area.

Mike DeKalb appeared and provided copies of his comments and a map (Exhibit D). He gave an overview of his 40 years of planning and zoning experience in Lancaster County. He urged support of the Comprehensive Plan as proposed. With regard to the three County amendments, he said the County has always maintained a good working relationship with its "neighbors" and encouraged the Board to consider the Village of Bennet's desires and to work with them on future development along Highway 2. DeKalb noted the build-through County language "to consider" is to address basins. Lastly, he pointed out many of the surrounding counties have matched or exceeded Lancaster County's 20-acre rule and current agricultural zoning allows property owners to do a variety of things.

Raybould said she heard comments that Lancaster County is losing residents to neighboring counties, although, they appear to have the same or larger density requirements. Additionally, according to the 2010 Census, Lancaster County ranked in the top three in the State in population growth. In response to Raybould's inquiry, DeKalb said during his tenure in the Planning Department he did not receive a lot of calls with regard to reducing the 20-acre size.

The majority of questions dealt with land use options. DeKalb added once property owners understood why the rule was in place, they thought it was a good thing.

Joanne Elliott appeared and distributed information on sustainable development and Agenda 21 (Exhibit E) and ICLEI-Canada (Exhibit F). She was concerned with the Comprehensive Plan's emphasis on walking and biking provisions and felt the City already had adequate trails.

Peter Katt appeared on behalf of the Realtors Association of Lincoln. He noted a letter was previously sent to elected officials regarding Amendments 5B and 6B stating that the Realtors support the efforts of the County Board to revisit these issues and would be willing to assist with the review process.

William Collins appeared and distributed information from the ICLEI web site (Exhibit G). He questioned if officials really want Lincoln to be a cookie cutter city designed by U.N. policies.

Jan Gauger appeared on behalf of herself and former County Commissioners Joe Edwards, Kathy Campbell, Marcia Malone, Bob Workman and Ray Stevens. She provided a copy of her remarks for the record (Exhibit H). With regard to rural density, Gauger said the 20-acre rule has served Lancaster County well for the last 32 years, providing both the opportunity for rural development and managed growth. She noted these former Commissioners are pleased that the draft 2040 Plan retains the 32 dwellings per square mile language and urged its adoption. Hudkins inquired how Lancaster County can compete with surrounding counties while retaining this density. Gauger indicated there are many existing lots available and those buying 20 acres could subdivide.

Dave Nielsen appeared and voiced his concern with proposed changes to the 20-acre rule. He discussed acreage impacts to schools, road maintenance and agricultural opportunities and distributed copies of information related to the cost of community services (Exhibit I). He stressed the need to look at the factors impacting Lancaster County's future farmers and to not make decisions based on personal gain.

Jack Nebelsick appeared and thanked officials for their public service. He distributed information from the ICLEI web site (Exhibit J) and voiced his concern about maintaining citizenship and sovereignty.

Sharon Ellermeier appeared and voiced her concern with sustainable development and the U.N.'s Agenda 21.

Wayne Smith appeared and said after noticing the Comprehensive Plan includes language on global warming and climate change, he feels local officials are pushing a renewable energy agenda. He requested these references be removed from the Plan.

Wayne Nielsen appeared and said he is concerned with proposed changes to the 20-acre rule. He felt it has served the City and County well over the years. He added the demand for acreage development has inflated the price of farmland, thus, compromising the future of agriculture. Mr. Nielsen provided a copy of his remarks for the record (Exhibit K).

Shawn Ryba appeared and voiced his general support of the Comprehensive Plan with the exception of sidewalks. He displayed a chart he received from the Planning Department which showed a funding breakdown of various long range transportation plan items (Exhibit L) and encouraged the City to increase sidewalk funding and to make maintenance a top priority. Ryba said he heard there is currently a 10-year backlog on sidewalk repair. Camp asked Mr. Ryba to forward his information on the sidewalk backlog to the Council as he heard different figures.

Rosina Paolini appeared in support of the Comprehensive Plan. She specifically appreciated how it addressed the future and promoted bicycling and walking as healthy activities.

Nancy Russell appeared and voiced her concerns about ICLEI and global warming. She said she was also uncomfortable hearing that Bennet is not onboard with the County's proposed amendment. She distributed an American Alert handout (Exhibit M).

Art Althouse appeared in opposition to changing the 20-acre rule. He felt additional housing development should be primarily in cities and small towns. In response to Heier's inquiry regarding the 20-acre rule, Althouse said he heard there may be possible reductions in acreage size. Heier stated the County Board has said nothing about any changes in the sizes of acreages. Althouse reiterated that if there is an effort to reduce the size, he would be opposed.

Merle Jahde appeared in support of Amendments 5B and 6B. He felt the build-through standards serve a purpose in the City's jurisdiction but not the County's. With regard to the 20-acre rule, he said if language is not included in the Comprehensive Plan it is often thought of as not being approvable. Jahde thought reviewing this density requirement would be a welcome change and offer some flexibility in areas where acreages would be better suited than using up larger quantities of farmland.

Faith White appeared and discussed the repeal of Florida's Smart Growth Law as it was driving up the pricing of housing and hurting business. She distributed information on this law (Exhibit N) and felt similar references in the Comprehensive Plan should be re-examined.

Jerry Fletcher appeared in support of commercial development at the Bennet corner but not industrial. He encouraged further study of this area. He also did not support the 20-acre rule as it takes too much farmland out of production.

Mary Reeves appeared in support of increased sidewalk maintenance. She suggested property owners help fund repairs on a pro-rated basis if they have the ability.

Larry Evermann appeared in support of additional sidewalk funding and discussed his experience with a sidewalk repair on his property. He encouraged officials not to lose sight of deteriorating infrastructure and hoped additional funding for sidewalks could be allocated.

Charlotte Ralston appeared and voiced her concern with the cost to obtain a copy of the Comprehensive Plan (\$40) and suggested future copies be printed in black and white and made available to the public for free. She felt there was an underlying assumption in the Plan that government can make better decisions than private citizens. With regard to green space, she

wondered if area landowners realized this was included and questioned how it would be acquired and funded. She challenged elected officials to consider how the Plan impacts individuals and their property rights. She also asked that more limitations be placed on the Plan's scope.

The Chair asked if anyone else wished to testify on the Comprehensive Plan (LPlan 2040). Seeing no one, the Chair closed the public hearing.

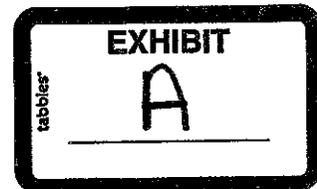
2) ADJOURNMENT

MOTION: Heier moved and Hudkins seconded to adjourn the Board of Commissioners meeting at 6:47 p.m. **Roll Call:** Raybould, Heier, Smoyer, Hudkins and Schorr voted aye. Motion carried 5-0.

MOTION: Camp moved and Eskridge seconded to adjourn the City Council meeting at 6:47 p.m. **Roll Call:** Camp, Carroll, Emery, Eskridge and Schimek voted aye. Cook and Hornung were absent. Motion carried 5-0.



Dan Nolte
Lancaster County Clerk



MEMO

DATE: October 12, 2011
TO: County Board of Commissioners
FROM: Marvin Krout, Director of Planning *M Krout*
SUBJECT: Proposed amendments to the 2040 Comprehensive Plan

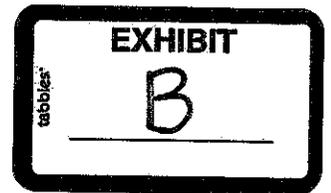
On October 11, the County Board passed a resolution directing the Planning Department to begin the process described by the County Attorney's office for bringing forward a land use amendment to LPlan 2040 related to the Bennet corner and two text amendments to delete language on "build-through" requirements and density guidelines in the County's jurisdiction. **The purpose of this memo is to describe a schedule to bring forward these amendments for the County Board's consideration by January 2012**, and to request that the County Board take action in the meantime on the September 7, 2011 draft of LPlan 2040 with the staff-recommended amendments.

Seven proposed amendments were described to the City Council and County Board at the Common meeting on October 3rd. The first four are considered to be minor staff-recommended text amendments which we are requesting be made when the City Council and County Board take action on the Plan in October. Of these four, proposed Amendments 1, 3 and 4 relate to both the City and Lancaster County's jurisdiction, and our understanding is the Commissioners support these amendments to remove specific financial constraint language from the Transportation chapter, strike the reference to "highly productive" farmland and to omit the reference to considering all proposals for acreage development at one time as part of the annual review. Rather than delay the adoption of the 2040 Comprehensive Plan, the Planning Department would like to suggest that the City Council and County Board move ahead with the public hearing on October 18th and the subsequent votes on October 25th and 31st to adopt the draft Plan with the inclusion of the first 4 amendments.

As discussed, proposed Amendments 5B, 6B, and 7 will require a review that will take some time. This process will include gathering input from the public, making contact with other villages and cities in Lancaster County, and the preparation of three detailed staff reports, as well as a public hearing before the Planning Commission. Because the proposed three amendments above apply only to the County's jurisdiction, these amendments could be reviewed and acted upon by the by the County Board in January without action by the City Council.

Below is the schedule for conducting the public process on proposed Amendments 5B, 6B and 7, and bringing them forward to the County Board for consideration:

Week of Nov 1	Complete staff reports and deliver to Planning Commission, County Board, and post for public review
Week of Nov 14	Begin public outreach effort, to include online comment board, outreach to towns, and possible open houses, results would be compiled and added to the record of the Comprehensive Plan amendment
Nov 30	Staff to attend Village of Bennet Planning Commission meeting to collect their comments on "Bennet corner" development, proposed amendment #7.
Dec 12	Staff to attend Village of Bennet Village Board meeting to collect their comments on "Bennet corner" development, proposed amendment #7
Dec 14	All three amendments before Planning Commission for public hearing and action
Jan 2012	County Board holds public hearing on three Comprehensive Plan Amendments



OK, So what is Agenda 21?
And why should I care? Part 1

BUY BEHIND THE GREEN MASK

WHAT CAN I DO?

The way we see it...Our blog

VIDEOS

VIDEO AND SMEAR ARTICLE

How Have We Resisted Agenda
21?

ALERT

Sustainable Development
Article

GREAT SOURCE INFO

ICLEI: When they say local they
mean it

Anti Communitarian League

Donate/Contact Us

About Us

YOUR COMMENTS

SOUNDS LIKE SCIENCE FICTION...OR SOME CONSPIRACY THEORY...BUT IT ISN'T.

Have you wondered where these terms 'sustainability' and 'smart growth' and 'high density urban mixed use development' came from? Doesn't it seem like about 10 years ago you'd never heard of them and now everything seems to include these concepts? Is that just a coincidence? That every town and county and state and nation in the world would be changing their land use/planning codes and government policies to align themselves with...what?

First, before I get going, I want to say that yes, I know it's a small world and it takes a village and we're all one planet etc. I also know that we have a democracy and that as cumbersome as that can be sometimes (Donald Rumsfeld said that the Chinese have it easy; they don't have to ask their people if they agree. And Bush Junior said that it would be great to have a dictator as long as he was the dictator), we have a three branch government and the Bill of Rights, Constitution, and self-determination. This is one of the reasons why people want to come to the US, right? We don't have Tiananmen Square here, generally speaking (yes, I remember Kent State--not the same, and yes, an outrage.) So I'm not against making certain issues a priority, such as mindful energy use, alternative energy sponsorship, recycling/reuse, and sensitivity to all living creatures.

But then you have UN Agenda 21. What is it? See our videos and radio shows at the bottom of this page (or search YouTube for Rosa Koire) or buy **BEHIND THE GREEN MASK: U.N. Agenda 21** by Rosa Koire [click here](#)

Considering its policies are woven into all the General Plans of the cities and counties, it's important for people to know where these policies are coming

from. While many people support the United Nations for its peacemaking efforts, hardly anyone knows that they have very specific land use policies that they would like to see implemented in every city, county, state and nation. The specific plan is called United Nations Agenda 21 Sustainable Development, which has its basis in Communitarianism. By now, most Americans have heard of sustainable development but are largely unaware of Agenda 21.

In a nutshell, the plan calls for governments to take control of all land use and not leave any of the decision making in the hands of private property owners. It is assumed that people are not good stewards of their land and the government will do a better job if they are in control. Individual rights in general are to give way to the needs of communities as determined by the governing body. Moreover, people should be rounded up off the land and packed into human settlements, or islands of human habitation, close to employment centers and transportation. Another program, called the Wildlands Project spells out how most of the land is to be set aside for non-humans.

U.N. Agenda 21 cites the affluence of Americans as being a major problem which needs to be corrected. It calls for lowering the standard of living for Americans so that the people in poorer countries will have more, a redistribution of wealth. Although people around the world aspire to achieve the levels of prosperity we have in our country, and will risk their lives to get here, Americans are cast in a very negative light and need to be taken down to a condition closer to average in the world. Only then, they say, will there be social justice which is a cornerstone of the U.N. Agenda 21 plan.

Agenda 21 policies date back to the 70's but it got its real start in 1992 at the Earth Summit in Rio de Janeiro when President Bush signed onto it. President Clinton signed it later and continued the program in the United States. A non-governmental organization called the International Council of Local Environmental Initiatives, ICLEI, is tasked with carrying out the goals of Agenda 21. Over 600 cities in the U.S. are members; our town joined in 2007. The costs are paid by taxpayers.

It's time that people educate themselves and read the document and related commentary. After that, get a copy of your city or county's General Plan and read it. You will find all sorts of policies that are nearly identical to those in U.N. Agenda 21. Unfortunately, their policies have advanced largely unnoticed and we are now in the end game. People need to identify their elected officials who are promoting the U.N.'s policies and hold them accountable for their actions. Only when we've identified who the people are and what they are trying to do will we be able to evaluate whether or not we approve of the policies they are putting forward. Some people may think it's appropriate for agencies outside the United States to set our policies and

some people will not. The question is, aren't Americans able to develop their own policies? Should we rely on an organization that consists of member nations that have different forms of governments, most of which do not value individual rights as much as we do? It's time to bring U.N. Agenda 21 out in the open where we can have these debates and then set our own policies in accordance with our Constitution and Bill of Rights.

Ok, you say, interesting, but I don't see how that really affects me. Here are a few ways:

No matter where you live, I'll bet that there have been hundreds of condos built in the center of your town recently. Over the last ten years there has been a 'planning revolution' across the US. Your commercial, industrial, and multi-residential land was rezoned to 'mixed use.' Nearly everything that got approvals for development was designed the same way: ground floor retail with two stories of residential above. Mixed use. Very hard to finance for construction, and very hard to manage since it has to have a high density of people in order to justify the retail. A lot of it is empty and most of the ground floor retail is empty too. High bankruptcy rate.

So what? Most of your towns provided funding and/or infrastructure development for these private projects. They used Redevelopment Agency funds. Your money. Specifically, your property taxes. Notice how there's very little money in your General Funds now, and most of that is going to pay Police and Fire? Your street lights are off, your parks are shaggy, your roads are pot-holed, your hospitals are closing. The money that should be used for these things is diverted into the Redevelopment Agency. It's the only agency in government that can float a bond without a vote of the people. And they did that, and now you're paying off those bonds for the next 45 years with your property taxes. Did you know that?

So, what does this have to do with Agenda 21?

Redevelopment is a tool used to further the Agenda 21 vision of remaking America's cities. With redevelopment, cities have the right to take property by eminent domain---against the will of the property owner, and give it or sell it to a private developer. By declaring an area of town 'blighted' (and in some cities over 90% of the city area has been declared blighted) the property taxes in that area can be diverted away from the General Fund. This constriction of available funds is impoverishing the cities, forcing them to offer less and less services, and reducing your standard of living. They'll be telling you that it's better, however, since they've put in nice street lights and colored paving. The money gets redirected into the Redevelopment Agency and handed out to favored developers building low income housing and mixed use. Smart Growth. Cities have had thousands of condos built in the

redevelopment areas and are telling you that you are terrible for wanting your own yard, for wanting privacy, for not wanting to be dictated to by a Condo Homeowner's Association Board, for being anti-social, for not going along to get along, for not moving into a cramped apartment downtown where they can use your property taxes for paying off that huge bond debt. But it's not working, and you don't want to move in there. So they have to make you. Read on.

Human habitation, as it is referred to now, is restricted to lands within the Urban Growth Boundaries of the city. Only certain building designs are permitted. Rural property is more and more restricted in what uses can be on it. Although counties say that they support agricultural uses, eating locally produced food, farmer's markets, etc, in fact there are so many regulations restricting water and land use (there are scenic corridors, inland rural corridors, baylands corridors, area plans, specific plans, redevelopment plans, huge fees, fines) that farmers are losing their lands altogether. County roads are not being paved. The push is for people to get off of the land, become more dependent, come into the cities. To get out of the suburbs and into the cities. Out of their private homes and into condos. Out of their private cars and onto their bikes.

Bikes. What does that have to do with it? I like to ride my bike and so do you. So what? Bicycle advocacy groups are very powerful now. Advocacy. A fancy word for lobbying, influencing, and maybe strong-arming the public and politicians. What's the connection with bike groups? National groups such as Complete Streets, Thunderhead Alliance, and others, have training programs teaching their members how to pressure for redevelopment, and training candidates for office. It's not just about bike lanes, it's about remaking cities and rural areas to the 'sustainable model'. High density urban development without parking for cars is the goal. This means that whole towns need to be demolished and rebuilt in the image of sustainable development. Bike groups are being used as the 'shock troops' for this plan.

What plan? We're losing our homes since this recession/depression began, and many of us could never afford those homes to begin with. We got cheap money, used whatever we had to squeak into those homes, and now some of us lost them. We were lured, indebted, and sunk. Whole neighborhoods are empty in some places. Some are being bulldozed. Cities cannot afford to extend services outside of their core areas. Slowly, people will not be able to afford single family homes. Will not be able to afford private cars. Will be more dependent. More restricted. More easily watched and monitored.

This plan is a whole life plan. It involves the educational system, the energy market, the transportation system, the governmental system, the health care system, food production, and more. The plan is to restrict your choices, limit your funds, narrow your freedoms, and take away your voice. One of the

ways is by using the Delphi Technique to 'manufacture consensus.' Another is to infiltrate community groups or actually start neighborhood associations with hand-picked 'leaders'. Another is to groom and train future candidates for local offices. Another is to sponsor non-governmental groups that go into schools and train children. Another is to offer federal and private grants and funding for city programs that further the agenda. Another is to educate a new generation of land use planners to require New Urbanism. Another is to convert factories to other uses, introduce energy measures that penalize manufacturing, and set energy consumption goals to pre-1985 levels. Another is to allow unregulated immigration in order to lower standards of living and drain local resources.

All of this sounds unbelievable until you have had direct experience with it. You probably have, but unless you resisted it you won't know it's happening. That's why we'd like you to read our blog 'The Way We See It' (click here). Go to the section in the blog (look on the right side under Categories) called Our Story. You'll get a look at how two unsuspecting people fell into a snake pit and survived to tell about it.

RADIO

ROSA KOIRE WITH MAGGIE RODDIN ON THE UNSOLICITED OPINION, SEPT 23, 2011 [CLICK HERE](#)

ROSA KOIRE DEBATES LYNN PLAMBECK 'IS AGENDA 21 REAL?', RADIO, SEPT 1, 2011 [CLICK HERE](#)

Rosa Koire, Democrats Against UN Agenda 21, FreeMeNowRadio [CLICK HERE](#)

ROSA KOIRE on The Unsolicited Opinion radio show May 26, 2011 [CLICK HERE](#)

PHILADELPHIA RADIO SHOW-- ROSA KOIRE December 15, 2010 [CLICK HERE](#)

COLORADO RADIO SHOW --The Unsolicited Opinion-- ROSA KOIRE, APRIL 20, 2011 [CLICK HERE](#)

REDDING, CA RADIO SHOW--'We, the People'--- ROSA KOIRE, MAY 8, 2011 [CLICK HERE](#)

ROSA KOIRE WITH JEFF RENSE ON RENSE RADIO (CLICK ON THE ARROW BELOW)



First of all, the 20 acre lot size has not worked.

Here are some of the reasons it needs to be lowered back to at least 5 acres.

1. Surprising it hurts our future generations of youth. Our schools in Lincoln and some other towns, do not offer agriculture related studies, nor do the youth have a place to raise an income generating animals (livestock). These youth learn many values from this: like chores and the importance of taking care of something that is used in the food chain. They have the opportunity to work one on one with vets, feed supplies, supply and material people, county fair, judges, buyer & seller of livestock, plus the biggest factor—work ethics!

Sometime these youth have nothing to do after school. (not in sports, may have been cut from sports tryouts, may plain not be interested in things at school.) FFA & 4-H students have a great back ground of knowledge by the time they are in high school about real things.

2. It has a misleading picture as to what it is doing to protect agriculture ground. It discriminates against lower income families by making it impossible to live in the country. This rule makes them have to buy more than they need or would use.

3. It has been said that it costs more to maintain roads and costs tax payers more for county living. First off, a study used to show this has many flaws in it and should not be quoted.

Many tax dollar projects are paid for in Lincoln that do not directly have any help value to many people.

4. This rule needs to be changed on its own merits of not working. We are not talking about AGR regulations and should not be involved with this if it's changed to 5 acres.

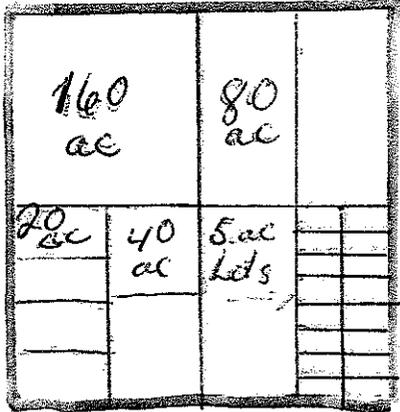
5. Here are some facts about farm ground being lost to aceages.

6. Taxes and acreages.

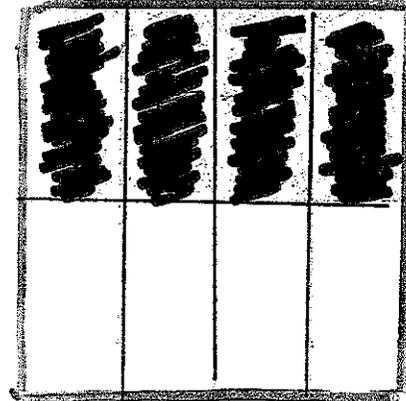
Some things to understand about the different sizes of acreages.

This chart will use a constant sq mile (640 acres) to show the difference in wasted farm ground from the sales of acreages. With 16 parcels being bought from these 640 acres. Taxes will be figured at \$5,000 per home site. *Clusted lots are allowed now, but also waste farm ground.

Shaded out acres will represent farm ground used for acreages.

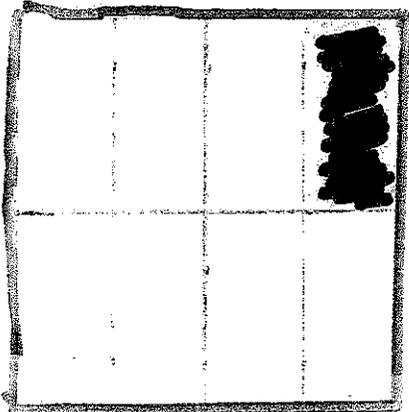


Standard Section
break down



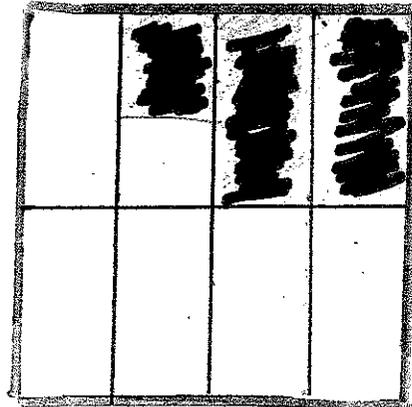
16 homes, 20
acre lots used
320 acres

Generates
\$80,000
in taxes



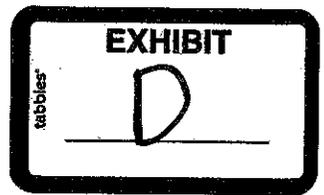
16 home, 5
acre lots used
80 acres

Generates
\$80,000
in taxes



* 40 home, 5 acre
clustered used
240 acres.

Generates
\$240,000 over
640 acres in taxes



Comp Plan Hearing, Tues. Oct 18th, 5 PM Talking points

Good after noon, My name is Mike DeKalb

I ve been doing Planning and Zoning across Nebraska for 40 years, 36 years for Lincoln and Lancaster County. I retired Aug 17, of this year.

1. I support the draft Lincoln Lancaster County 2040 Comprehensive Plan as proposed by the Planning Commision. I has a lot of good stuff in it, developed over a 1 and ½ year public process.

2. I understand the County Board has proposed 3 amendments; to remove language on considering limited Build Through zoning, to remove the 32 dwellings per square mile density language (20 acre zoning) and to add commercial at the Bennet corner.

- The Bennet Corner has come up in the past, the Board has always had a good neighbor policy, Bennet does not want this and there ought to be at least a real project. Work with the town.

- The Build-through language is only "to consider", to address basins

-The 32 dwellings per square mile - 20 acre zoning

-Since the 1977 Comp Plan and 1979 zoning, I co authored

-Has worked very well to manage acreage growth in city and county

- Surrounding counties have matched or exceeded it.(map)

- Has built in flexibility (farmstead, cluster, preexisting) and there is the AGR 3 acre district in place. About 20 sq miles shown.

My Fear of the AG change to a 3-5 or 10 acre size.

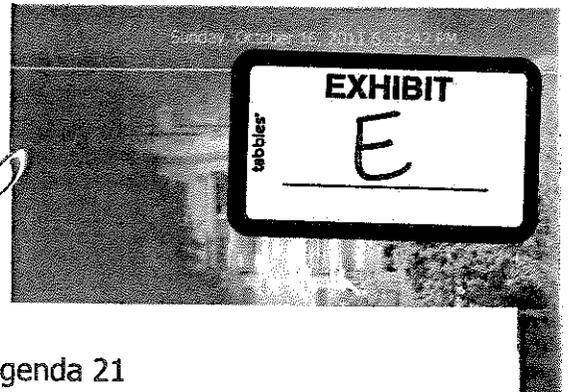
Pre 79 we had 1 acre zoning and a 5 acre subdivision. That resulted in strings of 5.01acre parcels along county roads in the county, 98th and Holdrege will be a real ~~problem~~ *example*. We will get 10.01 acre parcels by default. Thats the worst of all worlds. Avoids subdivision, odd lots, not farmable, many access points.

My conclusion and request:

Support the Planning Commission draft and

Withdraw the proposed County Board amendments, especially the ag density one.

Questions?



Sustainable Development | Agenda 21

Sustainable Development

Agenda 21 & UN United Nations

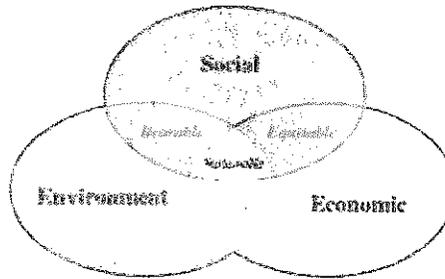
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The War on Cars: Who's putting us on a 'road diet'?

by Terri Hall - Posted June 30, 2011

Some may have never heard the term "complete streets" or "walkable communities" so allow me to enlighten you. The "Complete Streets" policy of one Metropolitan Planning Organization (MPO) says "it will serve to provide safe access for all users including pedestrians, bicyclists, motorists, and bus riders." Sounds harmless, right? There's more. It also says the benefits include "encouraging walking and bicycling, eases transportation mobility, encourages children to become more physically active along with **reducing air emissions from single occupancy vehicles.**"

By now you may be asking how does providing safe access to roads translate into ~~reducing single occupancy vehicles?~~ Because the "complete streets" initiatives aren't about adding curbs and sidewalks (which indeed are needed to accommodate pedestrians and the disabled) as much as about declaring an all-out war on cars. Like "complete streets," "walkable communities" is code for the United Nations' **Agenda 21** initiatives that seek to abolish private property, reduce the carbon footprint of humans, restrict mobility, and basically control what we eat, how many children we can have, how we travel, and where we can live, work, and play -- initiatives which are already being implemented



Sustainable Development

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Organizations like the National Conference of State Legislatures are promoting key Agenda 21 policies, including drafting sample legislation for your state representative to take home and enact into law. "Complete streets" policies and public private partnerships were both on the agenda of last year's conference and Texas State Representative Linda Harper Brown came back and introduced legislation for both initiatives this year, but her attempts to pass a state 'complete streets' policy failed largely due to the efforts of Texans Uniting for Reform and Freedom exposing it as an anti-car, anti-property rights Agenda 21 scheme. However, some Texas cities have already adopted a 'complete streets' policy at the local level through their MPOs, including Austin, Houston, and San Antonio.

For instance, the San Antonio MPO has adopted into its bylaws a "complete streets" policy that requires ALL future transportation improvement projects to include bicycle and pedestrian facilities. That means take already scarce highway funds and mandate part of them be spent on bike and pedestrian trails or sidewalks, etc. Few if any state highways are the appropriate place for sidewalks or pedestrians so it likely means the practical application of this is to use highway funds to build hike and bike trails elsewhere as part of every highway project. Any exceptions must be "adequately documented" and "bicycle and pedestrian components included in a project cannot be deleted from the project at a future date in accordance with this policy."

The policy not only heists gas taxes to pay for other modes, but also grows government bureaucracy. For example, the San Antonio MPO has a full time "Bicycle/Pedestrian Planner." The City of San Antonio has also added a full-time "Bicycle and Pedestrian Coordinator." In 2009, the city hired a new Sustainable Transportation Coordinator, Julia Diana, as part of the City of San Antonio's Office of Environmental Policy. Diana's background has little to do with transportation and



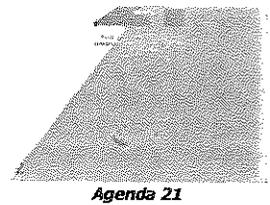
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more to do with preserving open space. She's served on the Linear Creekway Parks Advisory Board and a founding board member of the Voelcker Park Conservancy.



Agenda 21

"What we need to do is make biking and walking easier. I live in the suburbs and have access to very little infrastructure which promotes biking. I would gladly ride to my local H.E.B. (a grocery chain in Texas), but the route is dangerous, not to mention unpleasant. Therefore, I think we should focus on accessibility, directness, and continuity of bike routes while analyzing and implementing land use policies that support paths, lanes, sidewalks, crosswalks, etc," Diana said.

Download Stand Up America Click Here



Road diet = war on cars

It sounds nice enough, but the part she leaves out is that part of the plan is to reduce auto lanes to make way for bikes and pedestrians. It's not truly about offering more choices, but government deciding for you that cars are bad and cycling and walking are better alternatives to driving in your car. So under the guise of "sustainable transportation," the real motive is to force people out of their cars and onto their feet or bikes to get around.

The San Antonio MPO plans "to identify and analyze roadways that would benefit from a 'road diet.'" It explains "a 'road diet' as a technique...to narrow the width of a road or lane or completely eliminate the through lane(s) to achieve...a more efficient, multi-modal street or roadway" under subtask 2.3 of the MPO's Unified Planning Work Program. An MPO resolution supports achieving bike facilities through "restriping or through a road diet." Only a government bureaucrat would call shrinking the number of auto lanes and replacing them with bike lanes an "efficient" roadway.

Here are some examples of how these policies have played out in San Antonio and around the state. First, since the "complete streets" policy was adopted by the San Antonio MPO, the city came in and re-stripped a major thoroughfare, N. New Braunfels Ave., so that what used to function as two lanes in each direction is now one lane each way for autos with a dedicated bike lane in the space once used by autos. There has been no marked increase in cyclists, but the auto congestion has doubled.

Then, in recent weeks another thoroughfare, NW Military Hwy, was expanded, not for autos, but for a dedicated bike lane in each direction. So after all that time and money on a road expansion, they did not add ANY new auto lanes, only bike lanes including a 6-8 foot buffer lane of space between the auto and bike lanes without adding any new auto lanes as well. The road remains congested. Next, Bexar County Flood Control Division condemned 30 homes, in 2009, using eminent domain along El Verde Road in order to expand Huebner Creek and to add hike and bike trails and to expand a park.

Also, the Alamo Regional Mobility Authority, another duplicative government agency, is currently conducting the required environmental study for two San Antonio toll projects, and both will be including bike and pedestrian facilities. There's already discussion of completing a bike path that traverses under one road as part of the project. Yet all of these agencies repeatedly tell us there's no money to fix/expand our roads without tolls, but we apparently have plenty of money for extensive frontage roads, sidewalks, bike trails, and lighting for those sidewalks and trails.

Finally, San Angelo just announced its award of **\$3.2 million in highway funds to build a bike trail**. It turns out the cost works out to be over a million dollars PER MILE!

'Way to coerce people out of their cars'

Getting the picture yet? There's a war on cars and politicians and bureaucrats are putting us on a "road diet" to force you out of your car and onto a hike & bike trail to help "solve" congestion. Naturally this also plays into the agenda of toll road advocates and bureaucrats that want free routes to remain congested to force you into paying tolls to get mobility. But is biking and walking really a practical solution for your daily commute and do you want your road taxes being used to expand roads for bikes only with no similar expansion for auto lanes? A larger agenda is at play and **Secretary of Transportation Ray LaHood** wants gas taxes to fund non-motorized transportation: "It is a way to coerce people out of their cars. About everything we do around here is government intrusion in people's lives...So have at it."

Learn to identify the signs of **Agenda 21** in your community. Look for the buzz words, '**sustainable development**,' 'walkable communities,' and 'complete street policies.' Learn and then PURGE!

Directories

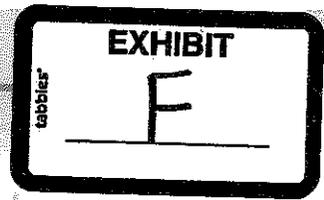
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E-Newsletter

Toronto's Coalition for Active Transportation

Toronto's Coalition for Active Transportation (TCAT) works to ensure safe, convenient and enjoyable communities to walk and bike in.



They have a variety of resources and upcoming events that are relevant to local governments across Canada.

Save the Date - TCAT's fourth annual active transportation conference - Complete Streets Forum – is taking place on April 28-29, 2011 at the University of Toronto. Registration will be opening soon.

Opportunity for public comment on Transit-Supportive Guidelines, March 15, 2011.

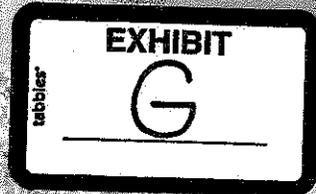
Upcoming Complete Streets Webinars

- State of the Practice in Complete Streets, Wednesday February 16, 2011 3-4pm EST
- Complete Streets: Roads that are accessible for all, Wednesday March 9, 2011 10-11am EST

Visit their [website](#) to learn more about their Complete Streets Forum, events and webinars.

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EcoMobility

EcoMobility describes mobility without dependency on the private car. It includes:

Walking-cycling-wheeling:

non-motorized means of transport such as feet, walking aids, bicycle, tricycle, velomobile, wheelchair, scooter, skates, skateboard, push scooter, trailer, hand cart, shopping cart, carrying aids; and above vehicles with supporting electrical drive (preferably powered by renewable energy)

'passenging':

using means of public transport such as escalator, elevator, bus, tram, monorail, subway, lightrail, train, cableway, ferry, collective taxi, taxi (preferably with low-emission drives)

Global Alliance for EcoMobility

The Global Alliance for EcoMobility is a cross-sectoral partnership for the integrated promotion of walking, cycling, wheeling and use of public transport to improve health and the urban environment, to mitigate global climate change.

Vision

The partners to the Alliance share the following vision:

Cities, towns and rural settlements where citizens of all ages and physical conditions can pursue their activity daily agenda move and around in a sustainable way without dependency on the private motorcar.

Marketplaces where people have access to all types of vehicles and other mobility aids.

An alliance of committed partners that advocates and catalyzes action.

Joining

Interested companies, associations, institutes and agencies may seek membership by submitting their enrolment form.

Website

Please visit the complete website at www.ecomobility.org

Publications

[Profiles of the founding Partners of the Alliance](#)

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Praise:

" We promote the use of non-motorized transport, not only as a tool for poverty alleviation but also as a hedge against the over-use of the private automobile. The EcoMobility Alliance will be an invaluable tool for the realization of both and we are pleased to be a part of it"

Ms Anna Tibaijuka, Executive Director, UN-HABITAT

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Good evening. My name is Jan Gauger, I am a former Lancaster County Commissioner. Today I am representing myself as well as five other former County Commissioners: Joe Edwards, Senator Kathy Campbell, Marcia Malone, Bob Workman, and Ray Stevens. Together we have served over 60 years on the board. We would like to direct our remarks today to the public discussion regarding rural density in Lancaster County, and the proposal to change the 20-acre lot size to a 3, 5, or 10-acre size.

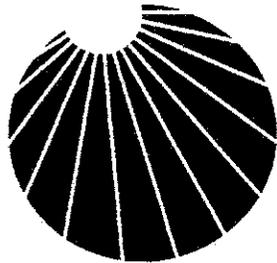
Let us give you some history from our experiences with this matter. Prior to 1979, Lancaster County had a one-acre rural zoning provision and a five-acre subdivision rule. As a result, the county had haphazard development of 5.01-acre lots from county border to county border. The County never knew where or when the next strip of fives would be and what road would be impacted. Lots were strung out along rural gravel roads, and these new rural residents packed board meetings to lobby for better snow removal, maintenance, and most of all for paved roads. Farmers complained about acreage activity that impacted their ability to farm, whether that was animals or crops. We found that there were constantly changing demands on County services and tax base. Many people forget that over 90% of the County tax base come from the cities and towns of the county—to pay for those rural costs.

Agriculture zoning was put in place by the City of Lincoln and Lancaster County in 1979, i.e. the “20 acre rule”, to try to manage the above mentioned impacts. And a companion acreage district was created at one acre (now 3) to accommodate areas where it was appropriate and desirable to locate acreage’s, where the impacts could be better managed. Several flexibility provisions were included in the AG district, allowing for the cluster of the dwellings, splitting off the old farm houses, utilizing all the hundreds of pre-existing lots and later providing for creating two “three” acre lots out of a “forty”, as long as 30 acres were retained for farming. There are still far more existing lots than there is demand, and the county has the flexibility to provide many more when needed.

This language has served this county very well for the last 32 years, providing both the opportunity for rural development and a managed growth. This has helped with the provision of needed services and reduced the impact on property taxes.

The surrounding counties found the Lancaster County Ag zoning so successful that all of the surrounding counties have adopted agriculture districts of 20 to 40 acres in size. We are pleased that the draft 2040 plan retains the 32 dwellings per square mile language and urge it’s adoption.

Presented by: Jan Gauger, Joe Edwards, Senator Kathy Campbell, Marcia Malone, Bob Workman, and Ray Stevens



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DESCRIPTION

Cost of Community Services (COCS) studies are a case study approach used to determine the fiscal contribution of existing local land uses. A subset of the much larger field of fiscal analysis, COCS studies have emerged as an inexpensive and reliable tool to measure direct fiscal relationships. Their particular niche is to evaluate working and open lands on equal ground with residential, commercial and industrial land uses.

COCS studies are a snapshot in time of costs versus revenues for each type of land use. They do not predict future costs or revenues or the impact of future growth. They do provide a baseline of current information to help local officials and citizens make informed land use and policy decisions.

METHODOLOGY

In a COCS study, researchers organize financial records to assign the cost of municipal services to working and open lands, as well as to residential, commercial and industrial development. Researchers meet with local sponsors to define the scope of the project and identify land use categories to study. For example, working lands may include farm, forest and/or ranch lands. Residential development includes all housing, including rentals, but if there is a migrant agricultural work force, temporary housing for these workers would be considered part of agricultural land use. Often in rural communities, commercial and industrial land uses are combined. COCS studies findings are displayed as a set of ratios that compare annual revenues to annual expenditures for a community's unique mix of land uses.

COCS studies involve three basic steps:

1. Collect data on local revenues and expenditures.
2. Group revenues and expenditures and allocate them to the community's major land use categories.
3. Analyze the data and calculate revenue-to-expenditure ratios for each land use category.

The process is straightforward, but ensuring reliable figures requires local oversight. The most complicated task is interpreting existing records to reflect COCS land use categories. Allocating revenues and expenses requires a significant amount of research, including extensive interviews with financial officers and public administrators.

HISTORY

Communities often evaluate the impact of growth on local budgets by conducting or commissioning fiscal impact analyses. Fiscal impact studies project public costs and revenues from different land development patterns. They generally show that residential development is a net fiscal loss for communities and recommend commercial and industrial development as a strategy to balance local budgets.

Rural towns and counties that would benefit from fiscal impact analysis may not have the expertise or resources to conduct a study. Also, fiscal impact analyses rarely consider the contribution of working and other open lands, which is very important to rural economies.

American Farmland Trust (AFT) developed COCS studies in the mid-1980s to provide communities with a straightforward and inexpensive way to measure the contribution of agricultural lands to the local tax base. Since then, COCS studies have been conducted in at least 128 communities in the United States.

FUNCTIONS & PURPOSES

Communities pay a high price for unplanned growth. Scattered development frequently causes traffic congestion, air and water pollution, loss of open space and increased demand for costly public services. This is why it is important for citizens and local leaders to understand the relationships between residential and commercial growth, agricultural land use, conservation and their community's bottom line.

COST OF COMMUNITY SERVICES STUDIES

For additional information on farmland protection and stewardship contact the Farmland Information Center. The FIC offers a staffed answer service, online library, program monitoring, fact sheets and other educational materials.

www.farmlandinfo.org

(800) 370-4879

COCS studies help address three claims that are commonly made in rural or suburban communities facing growth pressures:

1. Open lands—including productive farms and forests—are an interim land use that should be developed to their “highest and best use.”
2. Agricultural land gets an unfair tax break when it is assessed at its current use value for farming or ranching instead of at its potential use value for residential or commercial development.
3. Residential development will lower property taxes by increasing the tax base.

While it is true that an acre of land with a new house generates more total revenue than an acre of hay or corn, this tells us little about a community’s bottom line. In areas where agriculture or forestry are major industries, it is especially important to consider the real property tax contribution of privately owned working lands. Working and other open lands may generate less revenue than residential, commercial or industrial properties, but they require little public infrastructure and few services.

COCS studies conducted over the last 20 years show working lands generate more public revenues than they receive back in public services. Their impact on community coffers is similar to that of other commercial and industrial land uses. On average, because residential land uses

do not cover their costs, they must be subsidized by other community land uses. Converting agricultural land to residential land use should not be seen as a way to balance local budgets.

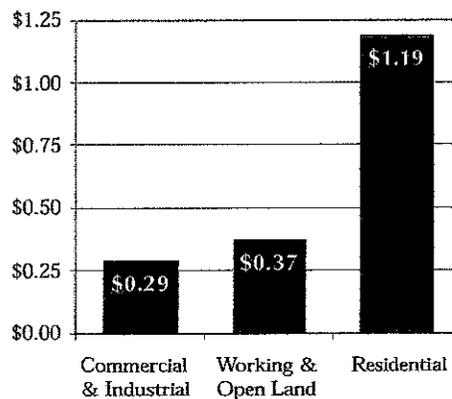
The findings of COCS studies are consistent with those of conventional fiscal impact analyses, which document the high cost of residential development and recommend commercial and industrial development to help balance local budgets. What is unique about COCS studies is that they show that agricultural land is similar to other commercial and industrial uses. In every community studied, farmland has generated a fiscal surplus to help offset the shortfall created by residential demand for public services. This is true even when the land is assessed at its current, agricultural use. However as more communities invest in agriculture this tendency may change.

For example, if a community establishes a purchase of agricultural conservation easement program, working and open lands may generate a net negative.

Communities need reliable information to help them see the full picture of their land uses. COCS studies are an inexpensive way to evaluate the net contribution of working and open lands. They can help local leaders discard the notion that natural resources must be converted to other uses to ensure fiscal stability. They also dispel the myths that residential development leads to lower taxes, that differential assessment programs give landowners an “unfair” tax break and that farmland is an interim land use just waiting around for development.

One type of land use is not intrinsically better than another, and COCS studies are not meant to judge the overall public good or long-term merits of any land use or taxing structure. It is up to communities to balance goals such as maintaining affordable housing, creating jobs and conserving land. With good planning, these goals can complement rather than compete with each other. COCS studies give communities another tool to make decisions about their futures.

Median COCS Results



Median cost per dollar of revenue raised to provide public services to different land uses.

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
Colorado				
Custer County	1 : 1.16	1 : 0.71	1 : 0.54	Haggerty, 2000
Sagauche County	1 : 1.17	1 : 0.53	1 : 0.35	Dirt, Inc., 2001
Connecticut				
Bolton	1 : 1.05	1 : 0.23	1 : 0.50	Geisler, 1998
Durham	1 : 1.07	1 : 0.27	1 : 0.23	Southern New England Forest Consortium, 1995
Farmington	1 : 1.33	1 : 0.32	1 : 0.31	Southern New England Forest Consortium, 1995
Hebron	1 : 1.06	1 : 0.47	1 : 0.43	American Farmland Trust, 1986
Litchfield	1 : 1.11	1 : 0.34	1 : 0.34	Southern New England Forest Consortium, 1995
Pomfret	1 : 1.06	1 : 0.27	1 : 0.86	Southern New England Forest Consortium, 1995
Florida				
Leon County	1 : 1.39	1 : 0.36	1 : 0.42	Dorfman, 2004
Georgia				
Appling County	1 : 2.27	1 : 0.17	1 : 0.35	Dorfman, 2004
Athens-Clarke County	1 : 1.39	1 : 0.41	1 : 2.04	Dorfman, 2004
Brooks County	1 : 1.56	1 : 0.42	1 : 0.39	Dorfman, 2004
Carroll County	1 : 1.29	1 : 0.37	1 : 0.55	Dorfman and Black, 2002
Cherokee County	1 : 1.59	1 : 0.12	1 : 0.20	Dorfman, 2004
Colquitt County	1 : 1.28	1 : 0.45	1 : 0.80	Dorfman, 2004
Dooly County	1 : 2.04	1 : 0.50	1 : 0.27	Dorfman, 2004
Grady County	1 : 1.72	1 : 0.10	1 : 0.38	Dorfman, 2003
Hall County	1 : 1.25	1 : 0.66	1 : 0.22	Dorfman, 2004
Jones County	1 : 1.23	1 : 0.65	1 : 0.35	Dorfman, 2004
Miller County	1 : 1.54	1 : 0.52	1 : 0.53	Dorfman, 2004
Mitchell County	1 : 1.39	1 : 0.46	1 : 0.60	Dorfman, 2004
Thomas County	1 : 1.64	1 : 0.38	1 : 0.67	Dorfman, 2003
Union County	1 : 1.13	1 : 0.43	1 : 0.72	Dorfman and Lavigno, 2006
Idaho				
Canyon County	1 : 1.08	1 : 0.79	1 : 0.54	Hartmans and Meyer, 1997
Cassia County	1 : 1.19	1 : 0.87	1 : 0.41	Hartmans and Meyer, 1997
Kentucky				
Campbell County	1 : 1.21	1 : 0.30	1 : 0.38	American Farmland Trust, 2005
Kenton County	1 : 1.19	1 : 0.19	1 : 0.51	American Farmland Trust, 2005
Lexington-Fayette County	1 : 1.64	1 : 0.22	1 : 0.93	American Farmland Trust, 1999
Oldham County	1 : 1.05	1 : 0.29	1 : 0.44	American Farmland Trust, 2003
Shelby County	1 : 1.21	1 : 0.24	1 : 0.41	American Farmland Trust, 2005
Maine				
Bethel	1 : 1.29	1 : 0.59	1 : 0.06	Good, 1994
Maryland				
Carroll County	1 : 1.15	1 : 0.48	1 : 0.45	Carroll County Dept. of Management & Budget, 1994
Cecil County	1 : 1.17	1 : 0.34	1 : 0.66	American Farmland Trust, 2001
Cecil County	1 : 1.12	1 : 0.28	1 : 0.37	Cecil County Office of Economic Development, 1994

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SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
Frederick County	1 : 1.14	1 : 0.50	1 : 0.53	American Farmland Trust, 1997
Harford County	1 : 1.11	1 : 0.40	1 : 0.91	American Farmland Trust, 2003
Kent County	1 : 1.05	1 : 0.64	1 : 0.42	American Farmland Trust, 2002
Wicomico County	1 : 1.21	1 : 0.33	1 : 0.96	American Farmland Trust, 2001
Massachusetts				
Agawam	1 : 1.05	1 : 0.44	1 : 0.31	American Farmland Trust, 1992
Becket	1 : 1.02	1 : 0.83	1 : 0.72	Southern New England Forest Consortium, 1995
Deerfield	1 : 1.16	1 : 0.38	1 : 0.29	American Farmland Trust, 1992
Franklin	1 : 1.02	1 : 0.58	1 : 0.40	Southern New England Forest Consortium, 1995
Gill	1 : 1.15	1 : 0.43	1 : 0.38	American Farmland Trust, 1992
Leverett	1 : 1.15	1 : 0.29	1 : 0.25	Southern New England Forest Consortium, 1995
Middleboro	1 : 1.08	1 : 0.47	1 : 0.70	American Farmland Trust, 2001
Southborough	1 : 1.03	1 : 0.26	1 : 0.45	Adams and Hines, 1997
Westford	1 : 1.15	1 : 0.53	1 : 0.39	Southern New England Forest Consortium, 1995
Williamstown	1 : 1.11	1 : 0.34	1 : 0.40	Hazler et al., 1992
Michigan				
Marshall Twp., Calhoun County	1 : 1.47	1 : 0.20	1 : 0.27	American Farmland Trust, 2001
Newton Twp., Calhoun County	1 : 1.20	1 : 0.25	1 : 0.24	American Farmland Trust, 2001
Scio Twp., Washtenaw County	1 : 1.40	1 : 0.28	1 : 0.62	University of Michigan, 1994
Minnesota				
Farmington	1 : 1.02	1 : 0.79	1 : 0.77	American Farmland Trust, 1994
Lake Elmo	1 : 1.07	1 : 0.20	1 : 0.27	American Farmland Trust, 1994
Independence	1 : 1.03	1 : 0.19	1 : 0.47	American Farmland Trust, 1994
Montana				
Carbon County	1 : 1.60	1 : 0.21	1 : 0.34	Prinzing, 1997
Gallatin County	1 : 1.45	1 : 0.16	1 : 0.25	Haggerty, 1996
Flathead County	1 : 1.23	1 : 0.26	1 : 0.34	Citizens for a Better Flathead, 1999
New Hampshire				
Deerfield	1 : 1.15	1 : 0.22	1 : 0.35	Auger, 1994
Dover	1 : 1.15	1 : 0.63	1 : 0.94	Kingsley, et al., 1993
Exeter	1 : 1.07	1 : 0.40	1 : 0.82	Niebling, 1997
Fremont	1 : 1.04	1 : 0.94	1 : 0.36	Auger, 1994
Groton	1 : 1.01	1 : 0.12	1 : 0.88	New Hampshire Wildlife Federation, 2001
Stratham	1 : 1.15	1 : 0.19	1 : 0.40	Auger, 1994
Lyme	1 : 1.05	1 : 0.28	1 : 0.23	Pickard, 2000
New Jersey				
Freehold Township	1 : 1.51	1 : 0.17	1 : 0.33	American Farmland Trust, 1998
Holmdel Township	1 : 1.38	1 : 0.21	1 : 0.66	American Farmland Trust, 1998
Middletown Township	1 : 1.14	1 : 0.34	1 : 0.36	American Farmland Trust, 1998
Upper Freehold Township	1 : 1.18	1 : 0.20	1 : 0.35	American Farmland Trust, 1998
Wall Township	1 : 1.28	1 : 0.30	1 : 0.54	American Farmland Trust, 1998

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
New York				
Amenia	1 : 1.23	1 : 0.25	1 : 0.17	Bucknall, 1989
Beekman	1 : 1.12	1 : 0.18	1 : 0.48	American Farmland Trust, 1989
Dix	1 : 1.51	1 : 0.27	1 : 0.31	Schuyler County League of Women Voters, 1993
Farmington	1 : 1.22	1 : 0.27	1 : 0.72	Kinsman et al., 1991
Fishkill	1 : 1.23	1 : 0.31	1 : 0.74	Bucknall, 1989
Hector	1 : 1.30	1 : 0.15	1 : 0.28	Schuyler County League of Women Voters, 1993
Kinderhook	1 : 1.05	1 : 0.21	1 : 0.17	Concerned Citizens of Kinderhook, 1996
Montour	1 : 1.50	1 : 0.28	1 : 0.29	Schuyler County League of Women Voters, 1992
Northeast	1 : 1.36	1 : 0.29	1 : 0.21	American Farmland Trust, 1989
Reading	1 : 1.88	1 : 0.26	1 : 0.32	Schuyler County League of Women Voters, 1992
Red Hook	1 : 1.11	1 : 0.20	1 : 0.22	Bucknall, 1989
North Carolina				
Alamance County	1 : 1.46	1 : 0.23	1 : 0.59	Renkow, 2006
Chatham County	1 : 1.14	1 : 0.33	1 : 0.58	Renkow, 2007
Orange County	1 : 1.31	1 : 0.24	1 : 0.72	Renkow, 2006
Union County	1 : 1.30	1 : 0.41	1 : 0.24	Dorfman, 2004
Wake County	1 : 1.54	1 : 0.18	1 : 0.49	Renkow, 2001
Ohio				
Butler County	1 : 1.12	1 : 0.45	1 : 0.49	American Farmland Trust, 2003
Clark County	1 : 1.11	1 : 0.38	1 : 0.30	American Farmland Trust, 2003
Knox County	1 : 1.05	1 : 0.38	1 : 0.29	American Farmland Trust, 2003
Madison Village, Lake County	1 : 1.67	1 : 0.20	1 : 0.38	American Farmland Trust, 1993
Madison Twp., Lake County	1 : 1.40	1 : 0.25	1 : 0.30	American Farmland Trust, 1993
Shalersville Township	1 : 1.58	1 : 0.17	1 : 0.31	Portage County Regional Planning Commission, 1997
Pennsylvania				
Allegheny Twp., Westmoreland County	1 : 1.06	1 : 0.14	1 : 0.13	Kelsey, 1997
Bedminster Twp., Bucks County	1 : 1.12	1 : 0.05	1 : 0.04	Kelsey, 1997
Bethel Twp., Lebanon County	1 : 1.08	1 : 0.17	1 : 0.06	Kelsey, 1992
Bingham Twp., Potter County	1 : 1.56	1 : 0.16	1 : 0.15	Kelsey, 1994
Buckingham Twp., Bucks County	1 : 1.04	1 : 0.15	1 : 0.08	Kelsey, 1996
Carroll Twp., Perry County	1 : 1.03	1 : 0.06	1 : 0.02	Kelsey, 1992
Hopewell Twp., York County	1 : 1.27	1 : 0.32	1 : 0.59	The South Central Assembly for Effective Governance, 2002
Maiden Creek Twp., Berks County	1 : 1.28	1 : 0.11	1 : 0.06	Kelsey, 1998
Richmond Twp., Berks County	1 : 1.24	1 : 0.09	1 : 0.04	Kelsey, 1998
Shrewsbury Twp., York County	1 : 1.22	1 : 0.15	1 : 0.17	The South Central Assembly for Effective Governance, 2002
Stewardson Twp., Potter County	1 : 2.11	1 : 0.23	1 : 0.31	Kelsey, 1994
Straban Twp., Adams County	1 : 1.10	1 : 0.16	1 : 0.06	Kelsey, 1992
Sweden Twp., Potter County	1 : 1.38	1 : 0.07	1 : 0.08	Kelsey, 1994
Rhode Island				
Hopkinton	1 : 1.08	1 : 0.31	1 : 0.31	Southern New England Forest Consortium, 1995
Little Compton	1 : 1.05	1 : 0.56	1 : 0.37	Southern New England Forest Consortium, 1995
West Greenwich	1 : 1.46	1 : 0.40	1 : 0.46	Southern New England Forest Consortium, 1995

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
Tennessee				
Blount County	1 : 1.23	1 : 0.25	1 : 0.41	American Farmland Trust, 2006
Robertson County	1 : 1.13	1 : 0.22	1 : 0.26	American Farmland Trust, 2006
Tipton County	1 : 1.07	1 : 0.32	1 : 0.57	American Farmland Trust, 2006
Texas				
Bandera County	1 : 1.10	1 : 0.26	1 : 0.26	American Farmland Trust, 2002
Bexar County	1 : 1.15	1 : 0.20	1 : 0.18	American Farmland Trust, 2004
Hays County	1 : 1.26	1 : 0.30	1 : 0.33	American Farmland Trust, 2000
Utah				
Cache County	1 : 1.27	1 : 0.25	1 : 0.57	Snyder and Ferguson, 1994
Sevier County	1 : 1.11	1 : 0.31	1 : 0.99	Snyder and Ferguson, 1994
Utah County	1 : 1.23	1 : 0.26	1 : 0.82	Snyder and Ferguson, 1994
Virginia				
Augusta County	1 : 1.22	1 : 0.20	1 : 0.80	Valley Conservation Council, 1997
Bedford County	1 : 1.07	1 : 0.40	1 : 0.25	American Farmland Trust, 2005
Clarke County	1 : 1.26	1 : 0.21	1 : 0.15	Piedmont Environmental Council, 1994
Culpepper County	1 : 1.22	1 : 0.41	1 : 0.32	American Farmland Trust, 2003
Frederick County	1 : 1.19	1 : 0.23	1 : 0.33	American Farmland Trust, 2003
Northampton County	1 : 1.13	1 : 0.97	1 : 0.23	American Farmland Trust, 1999
Washington				
Okanogan County	1 : 1.06	1 : 0.59	1 : 0.56	American Farmland Trust, 2007
Skagit County	1 : 1.25	1 : 0.30	1 : 0.51	American Farmland Trust, 1999
Wisconsin				
Dunn	1 : 1.06	1 : 0.29	1 : 0.18	Town of Dunn, 1994
Dunn	1 : 1.02	1 : 0.55	1 : 0.15	Wisconsin Land Use Research Program, 1999
Perry	1 : 1.20	1 : 1.04	1 : 0.41	Wisconsin Land Use Research Program, 1999
Westport	1 : 1.11	1 : 0.31	1 : 0.13	Wisconsin Land Use Research Program, 1999

Note: Some studies break out land uses into more than three distinct categories. For these studies, AFT requested data from the researcher and recalculated the final ratios for the land use categories listed in this table. The Okanogan County, Wash., study is unique in that it analyzed the fiscal contribution of tax-exempt state, federal and tribal lands.

American Farmland Trust's Farmland Information Center acts as a clearinghouse for information about Cost of Community Services studies. Inclusion in this table does not necessarily signify review or endorsement by American Farmland Trust.



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CATEGORIZED | ICLEI, NEWS

NEED PROOF ICLEI IS UNCONSTITUTIONAL for a US MUNICIPALITY to JOIN? TRY THIS: ICLEI REPRESENTED LOCAL GOVERNMENTS at a UN ENVIRONMENTAL MEETING in FEBRUARY 2011!

Posted on 13 May 2011.

The local officials who question or sneer at the idea that ICLEI is some sort of UN plot to take away our sovereignty need to read this from the ICLEI website:



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ICLEI holds up the flag for Local Governments at UNEP Governing Council

February 24, 2011

At the UNEP Governing Council/Global Ministerial Environment Forum (GC26/GMEF), that took place from 21-24 February 2011, in Nairobi, Kenya, ICLEI has been flying the flag for Local Governments. **ICLEI was in attendance as a Local Authority Major Group Co-Facilitator, a representative of the interests of local governments.** (Emphasis mine)

The UNEP is the United Nations Environmental Programme. Here's the [UNEP](#) website. They are the environmental branch of the UN system:

UNEP, established in 1972, is the voice for the environment within the United Nations system. UNEP acts as a catalyst, advocate, educator and facilitator to promote the wise use and sustainable development of the global environment. To accomplish this, UNEP works with a wide range of partners, including United Nations entities, international organizations, national governments, non-governmental organizations, the private sector and civil society.

ICLEI is in deep with this UN agency:

In collaboration with partners such as UN-Habitat, Cities Alliance and ICLEI – Local Governments for Sustainability, UNEP is working on making cities more liveable, better prepared for the multiple environmental challenges they are facing, as well as giving them a *stronger voice in the international climate negotiations.*

The Constitution says NO! NO confederation among local/state governments! PERIOD! They cannot hold up a flag or be part of a representative or part of a stronger voice before UN agencies. Any US city/county/town a member of ICLEI is contributing to an unconstitutional system. I appeal to every veteran or retired veteran or any other patriotic citizen in the local government in any of the 600 ICLEI member cities to do your duty: Simply get out of ICLEI.

Elwood "Sandy" Sanders is a Hanover attorney who is an Appellate Procedure Consultant for Lantagne Legal Printing and has written seven scholarly legal articles and was an adjunct at T. C. Williams School of Law. (None of these titles imply any endorsement of Sanders' views)

4 tweets

Elwood "Sandy" Sanders

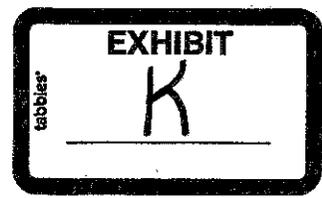
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Presentation to County Bd on
20 acre rule



Jim Wayne Nielsen, retired farmer, along with my wife Wanda now living north of Lincoln not far from the County-City Land fill. Agriculture and farming have been a part of family since my grand father acquired his first land under the Homestead Act. The family still owns that land. My main occupation has been farming except for periods of absence for World War II Service and University Education.

The proposed change in the Comprehensive plan in regard to the 20 acre zoning of land use is of concern to me. The 20 acre rule was originally proposed by a committee of which I was a member in the late 1950's. Doug Brodgen was the Planning Director at that time. It was not adopted into Lincoln Lancaster 1961 Comprehensive plan. Because of that decision some "free for all" acreage development occurred.

The adoption of the 30 acre rule later on has served the city & county quite well. There are plenty of acreage spots thru out the county and there are other options for acreage development.

Thru the years I have heard all the arguments about what is wrong with the 30 acre rule. I suspect there are other motives in mind which are not visible. A few dollars can be made by selling acreage land. Farm land cannot compete with other land development on price. Nearly every piece of farmland that has been added to our unit the price has been inflated by the development argument.

The United States is probably the only nation that gauges its economic prosperity thru housing starts and auto production. They both feed urban sprawl and also feed upon each other. Housing and auto production were great contributors to our present recession while

Agriculture has been a positive to our economy.

Let's take a look at the city Atlanta Georgia. Sprawl that is unimaginative. It covers and intrudes on 13 counties. Is more than 110 miles across. Until the recent housing debacle it was consuming 500 acres of farmland per week. The outer beltway is 211 miles in length.

There is interest in beltway construction in Lincoln. The city will immediately grantate to that artery. Every other beltway that I know of has had that result.

Take a look at the I 80 Corridor. Politicians expound on the need of rural development. Just look at what is taking place. The counties along I 80 are where development is most prevalent. It is siphoning the life blood out of the distant counties. They cannot compete.

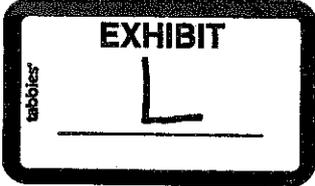
The cost of urban commuting was listed for
Towns in a recent pictorial of Time Magazine. Examples
are Omaha 51 hrs/yr - Cost \$389 Chicago 71 hrs - \$568

are our crops of corn, soybeans, native hay and
open space to be replaced with the final crop of
concrete and asphalt roofs. What an uninteresting,
dull & boring view compared to open space.

I won't address the costs of housing and economic
problems. Eastern cities are clearing out excess housing
to make way for ag., horticulture and open space.

With every tick of the clock, the amount of productive
agriculture farmland is diminishing, while population
growth is increasing.

Here in Lancaster Co. the argument is still
for more housing. Certainly, I don't think we need
more housing at the expense of farmland.



2040 LRTP FUNDING SUMMARY

Annual Investment (Current Dollars in Millions)	Today	Draft Financially Constrained Plan	Revised Financially Constrained Plan	Needs Based Plan
Bike/Ped Rehabilitation	\$0.5	\$1	\$0.5	\$2.5
Bike/Ped Capital	\$0.0	\$0.125	\$0.125	\$0.7
Trails Rehabilitation	\$0.175	\$0.3	\$0.3	\$0.425
Trails Capital	\$0.7	\$0.575	\$0.575	\$1.0
Transit	\$10.5	\$10.5	\$10.5	\$13
Roadway Program				
Operations	\$13	\$13	\$13	\$14
Rehabilitation	\$6.9	\$12	\$11.5	\$15
Roadway Capital	\$18.1	\$12.375	\$20.475	\$21.3
Total Program	\$49.875	\$49.875	\$56.975	\$67.925

EXHIBIT

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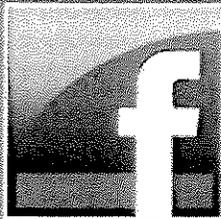
But a Constitution of Government once changed from Freedom, can never be restored. Liberty, once lost, is lost forever. - John Adams

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EXPOSING THE TRUTH BEHIND AGENDA 21, GLOBALISM, & SUSTAINABLE DEVELOPMENT

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Sustainable Development: The Basic Story

By: Darin Moser

August 2nd, 2011



From the largest metropolitans to the smallest towns of main street America, communities all across our nation are being influenced with a new political philosophy known as Sustainable Development. It is a philosophy that fundamentally creates a community character that runs counter to the classic American traits of individuality, ingenuity, innovation, and liberty. This philosophy is dispersed throughout our government. For example at the federal level there are numerous grants that are being made available some of which are being disseminated by the

"Partnership for Sustainable Communities", a new joint partnership of Housing and Urban Development,

Department Of Transportation, & the Environmental Protection Agency, this sustainable partnership was created by President Obama. At the State level there are also many new agencies that are forming such as the "Sustainable Communities Task Force" in NC, for example which was created this year to encourage the development of sustainable community initiatives in NC.

Another extremely prevalent and powerful advocate of the Sustainable Development philosophy are the numerous Non-Governmental Organizations (NGO's) who are proponents and are helping to grow the philosophy's influence nationwide. One of the largest of these NGO's is ICLEI: Local Governments for Sustainability. Over 600 member communities within the United States of America pay annual dues to receive advice and tools to help bring about a community transition to sustainable development from ICLEI. There are several NC communities that are part of this organization, including Winston Salem, Charlotte, and Raleigh.

Sustainable Development is a philosophy that is being engendered as "progress" to communities nationwide at a rapidly advancing rate. With leaders giving Sustainable Communities special labels like livable, walkable, smart growth or resilient communities.

Communities are being cast against each other using various monitoring and grading certification systems such as ICLEI's STAR Community Index and the US Green Building Council's LEED ND program that determines just how far communities have advanced down the path of Sustainability and achieved so called "livability".

Under this premise the communities who are graded more sustainable will presumably have priority access to massive grant incentives from federal, state, and non-governmental sources, down the road. These factors are being employed nationwide to draw communities into the Sustainable Development movement.

You may be asking, "So what is Sustainable Development exactly and why should I be concerned?" Sustainable Development while implemented by numerous complex methods, is defined simply enough as "development which meets the needs of the present without compromising the ability of future generations to meet their own needs."

Sustainability is being promoted as merely being green, even though it is a much, much deeper political philosophy. Sustainable Development is typically introduced to a community through seemingly harmless neighborhood projects like transportation upgrades, greenways, alternative modes of mobility, clean air and water programs, healthy living programs, affordable housing, energy efficiency, and sustainable organic

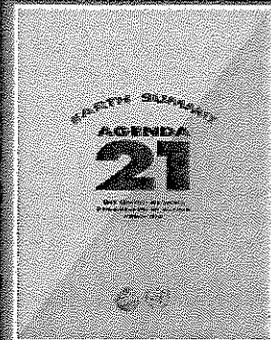
Sustainable Development in Action Across America (Databases)

Communities

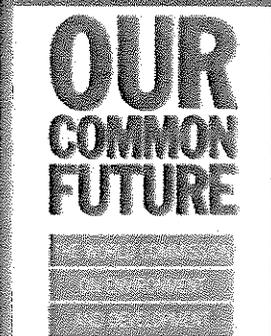
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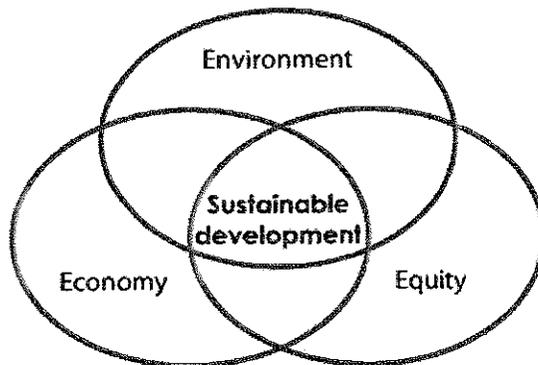
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agriculture. These "seemingly harmless" programs cover a much harsher Sustainable Development reality which calls on each unique town or community to undergo a re-visioning of their long held, local growth and development policies, typically calling for creating compact, high density urban centers, creating urban growth boundaries, modifying land use planning, as well as initiating programs like Complete Streets, Smart Growth, and Intelligent Cities. At its core Sustainable Development is a political philosophy which for the first time demands that the sustainable balance of Environment, Economy, and Social Equity be the deciding lens through which all community development, growth, and decisions are viewed. All other growth, development, and decisions are seen as "unsustainable". This is absolutely opposite the idea of allowing the free market to function and solely determine the bounds of growth and development.

Under the Sustainable Development system progressive concepts like social equity, environmental justice, food justice, redistribution of wealth and behavioral engineering take the lead and form the basis for which growth decisions are made.

Environment, Economy, and Social Equity are the three linked pillars of Sustainable Development they are also known as the 3E's or "the triple bottom line" a concept that is directly opposed to the traditional bottom line of our American system of free enterprise and capitalism. The "triple bottom line" is often expressed with the symbol of 3 interlocking circles, with the center of these circles representing the perfect harmony of "Sustainability".

The Three E's or The Triple Bottom Line



Capitalism in the USA is currently under a major attack. It is being diluted with a new philosophy known by several different names. These names include "The Triple Bottom Line", "the 3 E's", or "the 3 P's".

The origins of Sustainable Development aren't from good ole hometown USA. It is a world planning philosophy that was born out of the United Nations in 1987 and started on its path to implementation in the early 1990's.

The defining document that launched the concept of Sustainable Development was written by a United Nations commission in 1987. It is a document designed to visualize a future for our world called, "Our Common Future". This document was also known as the "Brundtland Report" because the Chairman of the authoring commission was Gro Harlem Brundtland a Socialist leader of Norway and later the Vice Chairman of the World Socialist Party. A later UN document called Agenda 21 was written and agreed upon at the Earth Summit in 1992 in Rio De Janeiro and is the framework for enacting a Sustainable Development agenda worldwide. In 1993 President Bill Clinton signed an executive order creating the Presidents Council on Sustainable Development. This Council consisted of multiple cabinet level officials, corporate business leaders, and the heads of many environmental organizations and was tasked with translating the international efforts that had been accomplished with Agenda 21 at Rio's Earth Summit into policy in the United States of America. In February 1996 they released Sustainable America: A New Consensus for Prosperity, Opportunity, and A Healthy Environment for the Future detailing how to bring about Sustainable Development in the United States.

The Sustainable Development philosophy holds a contentious view of the American way of life. The American people and capitalism are both viewed as wasteful, consumerist, greedy, and even imperialistic. Many areas and staples of American life including, the suburbs, private property, automobile ownership, plastic bags, paper bags, classic cheeseburgers, the meat industry, fossil fuels, air conditioning, air travel, lawn mowers, and many, many more items and choices that are too numerous to mention are considered unsustainable.

UN Division for Sustainable Development

Rio+20 Earth Summit

United Nations Environment Programme

UN DESA

Globalist SD Players

ICLEI - Local Governments for Sustainability

IUCN

IISD

World Business Council for Sustainable Development

From Their Own Lips:

"Current lifestyles and consumption patterns of the affluent middle class - involving high meat intake, the use of fossil fuels, electrical appliances, home and work-place air-conditioning, and suburban housing - are not sustainable" - Maurice Strong, Father of Sustainable Development

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The Sustainable Development movement desires to build a low carbon, zero waste, de-growth oriented Utopia based on collectivism, ecological extremism, and progressive social engineering principles. Any student of political discourse knows that attempting to create a Utopia has never worked and has always ended with disastrous consequences.

Less than a year ago I had never heard of the philosophy of Sustainable Development. It was as I researched what I was seeing in the news and media about America in the wake of the financial crisis that I was taken aback at how pervasive the idea was that America needed to go through a paradigm shift or a "great transition" toward Sustainable Development. That somehow the American system of governance and economy as we have always known it suddenly was fatally flawed and unsustainable. As I searched for those who would defend the traditional role of free enterprise and Capitalism, I was met at almost every turn with the same language over and over again. Sustainable Development, it is a movement with political goals, that has achieved an enormous amount while being largely portrayed as altruistic. I would encourage everyone to research the worldview and beliefs that lie behind this positive "green" spin. *For more information I would invite each of you to visit my news blog about the issue of Sustainable Development at <http://www.facebook.com/AmericanAlert>. Thank you.*

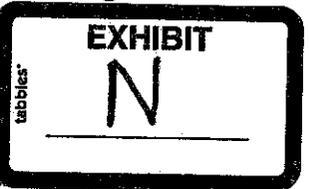
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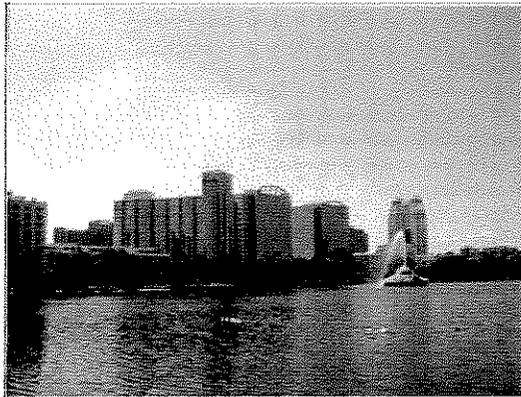
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FLORIDA REPEALS SMART GROWTH LAW

by Wendell Cox 10/07/2011



The state of Florida has repealed its 30-year old growth management law (also called "smart growth," "compact development" and "livability"). Under the law, local jurisdictions were required to adopt comprehensive land use plans stipulating where development could and could not occur. These plans were subject to approval by the state Department of Community Affairs, an agency now abolished by the legislation. The state approval process had been similar to that of Oregon. Governor Rick Scott had urged repeal as a part of his program to create 700,000 new jobs

in seven years in Florida. Economic research in the Netherlands, the United Kingdom and the United States has associated slower economic growth with growth management programs.

Local governments will still be permitted to implement growth management programs, but largely without state mandates. Some local jurisdictions will continue their growth management programs, while others will welcome development.

The Need for A Competitive Land Supply: Growth management has been cited extensively in economic research because of its association with higher housing costs. The basic problem is that, by delineating and limiting the land that can be used for development, planners create guides to investment, which shows developers where they must buy and tells the now more scarce sellers that the buyers have little choice but to negotiate with them. This can violate the "principle of competitive land supply," cited by Brookings Institution economist Anthony Downs. Downs said:

If a locality limits to certain sites the land that can be developed within a given period, it confers a preferred market position on those sites. ... If the limitation is stringent enough, it may also confirm a monopolistic powers on the owners of those sites, permitting them to raising land prices substantially.

This necessity of retaining a competitive land supply is conceded by proponents of growth management. The Brookings Institution published research by leading advocates of growth management, Arthur C Nelson, Rolf Pendall, Casey J. Dawkins and Gerrit J. Knapp that makes the connection, despite often incorrect citations by advocates to the contrary. In particular they cite higher house prices in California as having resulted from growth management restrictions that were too strong.

...even well-intentioned growth management programs ... can accommodate too little growth and result in higher housing prices. This is arguably what happened in parts of California where growth boundaries were drawn so tightly without accommodating other housing needs

Nelson, et al. also concluded that "... the housing price effects of growth management policies depend heavily on how they are designed and implemented. If the policies tend to restrict land supplies, then housing price increases are expected" (emphasis in original).

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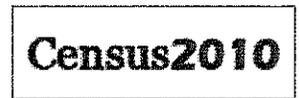
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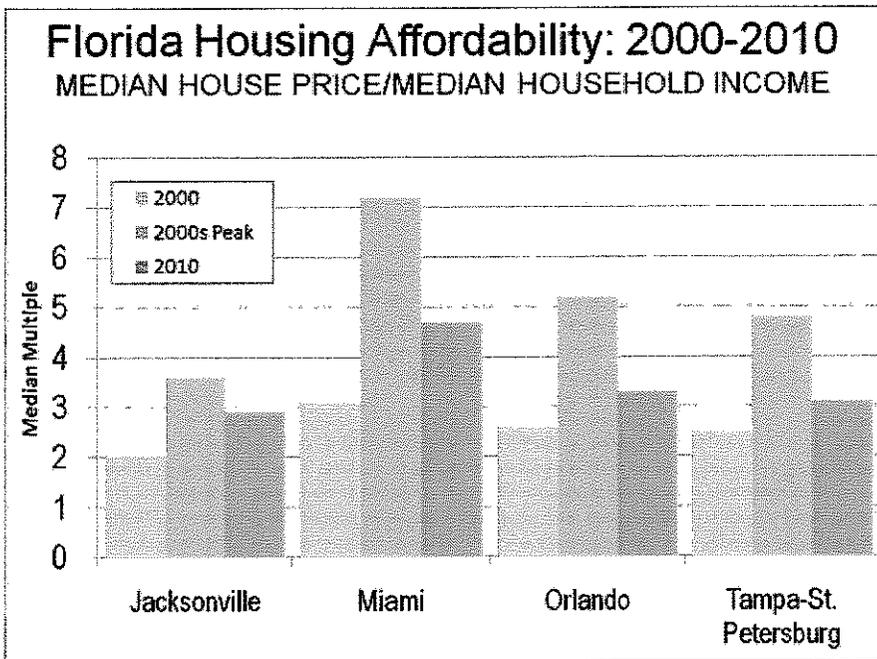
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In other words, if growth management policies do not maintain a competitive land supply, house prices are likely to rise in response. This is basic economics. Restricting the supply of any good or service in demand is likely to lead to higher prices, all things being equal.

The loss of a competitive land supply was seen during the real estate bubble in the unprecedented escalation of house prices in California (which was already high), Oregon, Washington, Phoenix, Las Vegas, parts of the Northeast and Florida. In these markets, the demand from more liberal lending standards was much greater than the land available for development under growth management plans and government land auctions. By contrast, house prices generally stayed within historic norms in metropolitan areas where land supplies were not constrained by growth management programs, such as Dallas-Fort Worth, Houston, Atlanta, Austin, Indianapolis, Kansas City and elsewhere.

Housing Price Escalation in Florida: In 2000, the four Florida metropolitan areas with more than 1,000,000 population had Median Multiples (median house price divided by median household income) near or below the historic norm of 3.0. By late in the next decade, all four metropolitan areas reached unprecedented levels of unaffordability. In Miami, the Median Multiple reached 7.2. In Orlando, the Median Multiple peaked at 5.2, 70 percent above the historic norm. In Tampa-St. Petersburg, the Median Multiple peaked at 4.8, 60 percent above the historic norm. The peak in Jacksonville was a more modest 3.6, though this was still an 80 percent increase.



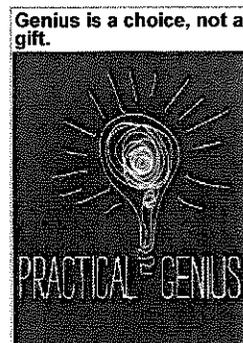
By 2010, the Median Multiple has declined to near the historic norm in Orlando and Tampa-St. Petersburg and slightly below in Jacksonville. The Median Multiple remained well above the historic norm in Miami, at 4.7.

When Supply Lags Behind Demand: Florida's housing cost escalation may have been surprising, since Florida has a reputation for liberal land-use regulation. However, the growth management act had long since turned the state toward a shortage of land supply relative to demand as described by Wachovia Bank in a 2005 analysis.

"While all the stars seem to be perfectly aligned on the demand side, the supply of housing in Florida has been much more problematic. Even though residential construction has soared to new highs recently, the supply of housing has lagged woefully behind demand in recent years. This has been particularly true for single-family homes, where population growth, a rising homeownership rate, and strong demand for second homes and vacation properties created a demand for 560,000 new single-family homes between mid 2000 and mid 2004. During this period builders only delivered 540,000 units. *When you add in the growing demand for townhouses and condominiums, buyers were looking to purchase 675,000 new*

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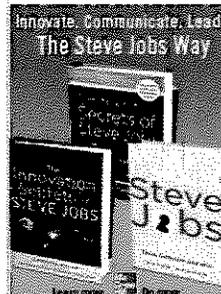


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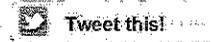
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homes during this period, while builders were supplied just 570,000 units. No wonder prices have been surging!

The chief impediment to new construction has been a shortage of developable land. The shortage primarily results from a growing resistance to new development. The state is not running out of space. Nearly every community in Florida and the state itself are looking at some type of limitations on new residential development. While well intentioned, these initiatives are making it more time consuming and expensive to build homes in Florida. Others are taking land off the market, designating areas for green space, or preserving space for industrial development. The net result has been dramatically higher land prices across much of the state."

The point of the Wachovia analysis is that unless there is a sufficient supply of land, the price of housing is likely to rise. Having a lot of land is not enough. There must be enough land to accommodate demand at affordable land and housing prices (Note).

The Florida action is the most successful reversal of house price increasing growth management regulations to date.

Other Advances: There have, however, then more modest advances.

After taking office in 2003, Minnesota Governor Tim Pawlenty replaced the board of directors of the Metropolitan Council in Minneapolis-Saint Paul. The previous board had been spent on the following Portland style growth management policies, including the enforcement of a variant of the urban growth boundary. The new board exhibited more liberal attitudes toward residential development, and the housing bubble did not produce the extent of housing affordability in the Twin Cities that occurred in growth management areas such as Portland, California and Florida.

The Conservative- Liberal coalition government of the United Kingdom has proposed modest relaxation of some of the world's most restrictive land use regulations, which could lead to an improvement of housing affordability in the nation. Kate Barker, who was then a member of the Monetary Policy Committee of the Bank of England was commissioned to examine land-use regulation and housing affordability in England and found a strong association between the loss of housing affordability and restrictive land use policies. This association between Britain's strong land use regulation and higher house prices was noted in the early 1970s research led by Sir Peter Hall of the University College, London.

For the Future: The relaxation of overly restrictive growth management policies could not have come at a better time. With the squeeze on the middle-class getting tighter, fewer households can afford higher housing costs associated with growth management areas. Moreover, responsive to the political consensus for job creation, more home construction will bring return more good-paying construction jobs in Florida.

Wendell Cox is a Visiting Professor, Conservatoire National des Arts et Metiers, Paris and the author of "War on the Dream: How Anti-Sprawl Policy Threatens the Quality of Life"

Note: There has been a similar misunderstanding of the housing markets in Las Vegas and Phoenix, where developable land appears to stretch virtually to the horizon. However, what is usually missed is that both metropolitan areas are hemmed in by government land, some of which is periodically auctioned. During the housing bubble, the price per acre of residential land at auction in both metropolitan areas rose as much as the price for land rose over a similar period in Beijing, with its huge land price increases.

Photo: Orlando (by author)

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Approval systems

Submitted by Alan Moran on Wed, 10/12/2011 - 19:46.

If, "Nearly every community in Florida and the state itself are looking at some type of limitations on new residential development" can getting rid of the State approval agency work? Regrettably in the UK and Australia and it seems in Florida, the local authority is opposed to development and the central agency is simply rubber stamping that opposition.

It seems that in Texas and elsewhere there is no such opposition to periphery development and land prices remain low. How has this come about? How can other areas achieve similar support from the approving agency whether local, regional or state?

There must be something in the incentive system which motivates a different approach.

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Florida

Submitted by rich_b on Sat, 10/08/2011 - 02:34.

Good news for home ownership affordability and property rights in Florida. Urban growth boundaries are a tremendously bad idea that has spread around the developed world. It has made homeownership extremely costly with little to no benefit to anyone.

The reality is that nowhere in America are we even close to developing too much land. However overpriced housing is a problem in every city with a urban growth boundaries.

The other issue with growth boundaries is the taking of property rights and its value. If a farmer just outside the boundary is interested in developing his farm into something else, he is prohibited from doing so. The government will not offer compensation for the loss of his rights, and the loss of value of his real estate.

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