

## INTRODUCTION

An essential element of a comprehensive planning program is the periodic update of the city's comprehensive plan. Change is an ongoing process, and it is necessary to step back from time to time to assess the changes that have occurred. The City of Park Hills' last comprehensive plan was adopted in 1995, and since that time, the City has annexed additional area and added population.

Park Hills, Missouri, is a fourth class city located in St. Francois County. The City's general location is shown in Exhibit No. 1-A with the perspective of an aerial photograph presented as Exhibit No. 2-A. In Exhibit No. 2-A, the larger area of St. Joe State Park was omitted to allow the photograph to retain a usable scale while not sacrificing any significant information. The City of Park Hills was established on January 1, 1994, as the result of the consolidation of the communities of Flat River, Elvins, Esther, and Rivermines. The communities of Federal and Fairview Acres had already consolidated with the now City of Park Hills. These communities were adjoining cities in the Old Lead Belt area of St. Francois County, Missouri. As such they enjoyed a common background and history that was intricately tied to the lead mining industry.

At the end of the nineteenth century, the St. Joe Lead Company began mining lead close to Flat River Creek. As miners began to move near the mines for work, small communities sprang up near the shafts. The communities were numbered rather than named.

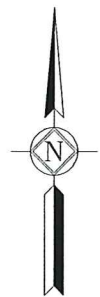
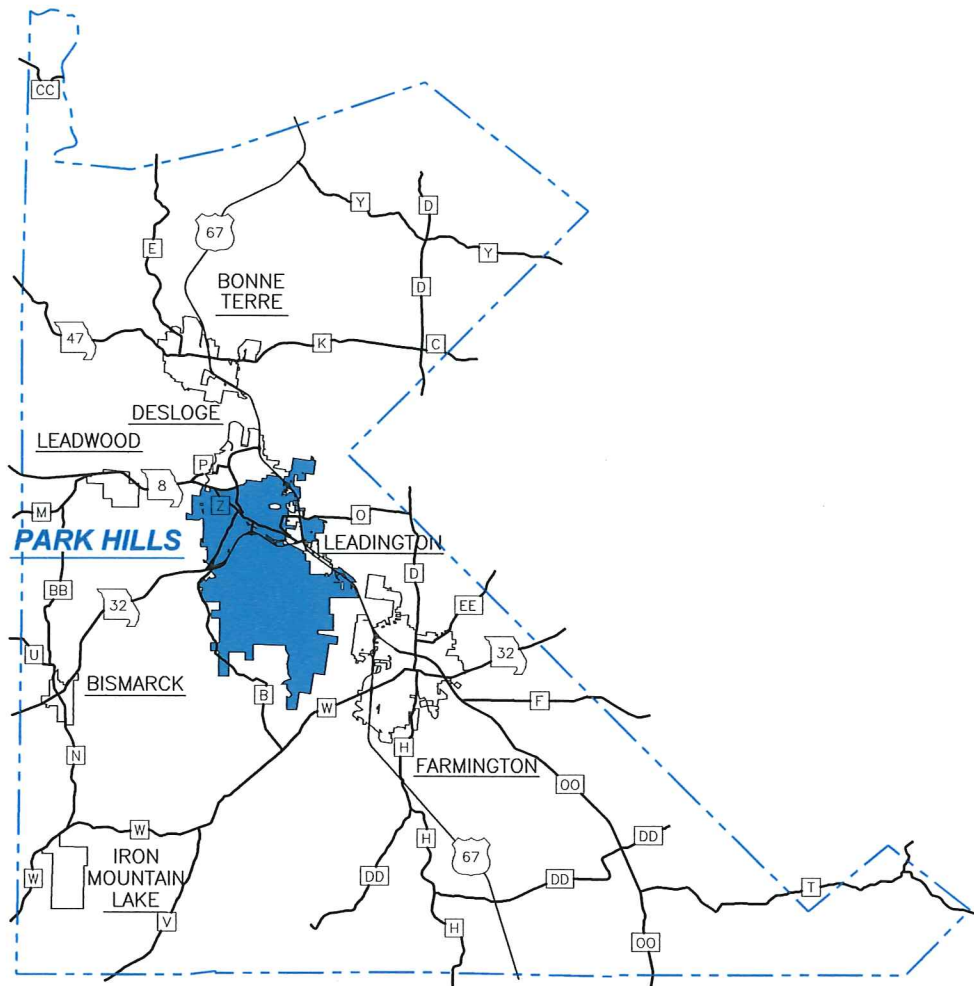
Located near several of the numbered towns, the community of Elvins was originally called Elvinsville and was first surveyed in 1881. The town site was then owned by Jesse M. Elvins and his wife Zelma, for whom the town was named. In 1897, the town was surveyed again and laid off into 20 blocks, and in 1901, the community was incorporated. Within a few years, the population of Elvins grew to over 3,000. Stores of all kinds sprang up and a downtown business district developed. The Mississippi River & Bonne Terre Railroad ran through the east side of town. In 1930, the town had a population of 2,403.



EXHIBIT NO 1-A

# GEOGRAPHIC LOCATION

ST. FRANCOIS COUNTY





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1 inch = 2,400 feet

A survey of Esther was made by the Doe Run Lead Company in 1922. The company reserved the right of possession of any minerals found within the limits of the town. Esther had 15 blocks. Koen Creek ran along the northeastern side of the town, and the Illinois Southern Railroad and St. Francois County Railroad ran through the town from the northwest to the southeast.

The development of the Rivermines community was the result of the mining interests of the Doe Run Lead Company. The company sank several shafts there, and in time, a mill was built nearby, replacing the mill which had been at Doe Run. Rivermines was located between Elvins and Flat River. In 1930, the community had a population of 721.

Lead mining had been a staple of the local economy since the original settlers arrived in the 1700's and stayed, primarily to mine the lead deposits they found. Lead mining continued under the auspices of individuals and small companies for a number of decades. However, in the mid-1800's, the mining operations began to be consolidated, and more scientific methods of locating lead and mining it began to appear. By the mid- to late-1800's, St. Joe Minerals Corporation became the dominant mining company in the area and remained so until the late 1960's when mining operations in the Lead Belt were shut down. As a result of the closure of the mines, the local economy was hard hit. Most of the communities in the Lead Belt had been established as company towns by various mining corporations and, as such, had for years depended to a greater or lesser extent on the financial backing and assistance of the companies. Therefore, when the mines closed, the residents experienced a major upheaval in that an established institution was gone and, with it, many of the residents' jobs.

The mine closures were a major economic catastrophe, not only for the communities, but for St. Francois County and surrounding counties as well. The area struggled to rebound for years, and one of the results of this struggle was the effort to consolidate the six communities of Desloge, Elvins, Esther, Flat River, Leadington, and Rivermines that were clustered together in the center of St. Francois County. The effort was initiated in the belief that better progress could be made by one entity rather than six trying to accomplish the same objective of economic recovery. As a result of the November, 1992 election, four of the cities



voted to consolidate, while Desloge and Leadington decided to retain their status as independent cities. On January 1, 1994, after fulfilling numerous legal requirements, the four cities consolidated into the City of Park Hills. Since that time, Park Hills has made significant strides in attracting new business and industry to the City to help in its economic recovery.

### *PURPOSE AND SCOPE*

The purpose of a city comprehensive plan is to serve as a guide for the orderly growth and development of the community. It is a product of the past and existing conditions and the expressed needs and desires of the residents and officials of the city regarding the future. Its scope includes consideration of significant factors that influence, or are expected to influence, the development of the community over the next 10 to 20 years.

The plan is developed through a series of steps. These steps include:

1. the formulation of goals and objectives;
2. preparation of the comprehensive plan;
3. adoption of the plan by the city; and,
4. perhaps the most difficult step, implementation of the program.

A comprehensive planning program is generally initiated by a city to guide the development of the community in an orderly, economical and rational manner and to stimulate the city's growth. It is not a panacea for the community's problems, but simply a method of improving many aspects of life in the community. The results of a sound planning program can be higher and more stable property values, a better traffic system, better use of revenues, greater job opportunities, an improved environment, and an enhanced ability to provide facilities and services.

A planning program is the result of the combined efforts of many persons in the community. Therefore, the plan should seek to establish pride, coordination, and cooperation among all of the community residents and levels of government. Planning must also be a continual process, subject to periodic



revisions and changes in order to meet the needs and challenges of a growing community.

### *STATUTORY AUTHORITY FOR PLANNING*

Municipalities in Missouri are considered to be governmental subdivisions of the state and, as such, are empowered to adopt planning and zoning for the general purposes of enhancing the health, safety, and welfare of their residents. The basic authority for planning and zoning is contained in Chapter 89 of the *Revised Statutes of the State of Missouri*, as follows:

#### *89.340 City plan, contents—zoning plan.*

*The commission shall make and adopt a city plan for the physical development of the municipality. The city plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and uses of land, and may include, among other things, the general location, character and extent of streets and other public ways, grounds, places and spaces; the general location and extent of public utilities and terminals, whether publicly or privately owned, the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing; the general character, extent and layout of the replanning of blighted districts and slum areas. The commission may also prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density, but the adoption, enforcement and administration of the zoning plan shall conform to the provisions of sections 89.010 to 89.250.*



*89.350 Plan, prepared how—purposes.*

*In the preparation of the city plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and probable future growth of the municipality. The plan shall be made with the general purpose of guiding and accomplishing a coordinated development of the municipality which will, in accordance with existing and future needs, best promote the general welfare, as well as efficiency and economy in the process of development.*

*89.360 Adoption of plan, procedure.*

*The commission may adopt the plan as a whole by a single resolution, or, as the work of making the whole city plan progresses, may from time to time adopt a part or parts thereof, any part to correspond generally with one or more of the functional subdivisions of the subject matter of the plan. Before the adoption, amendment or extension of the plan or portion thereof the commission shall hold at least one public hearing thereon. Fifteen days' notice of the time and place of such hearing shall be published in at least one newspaper having general circulation within the municipality. The hearing may be adjourned from time to time. The adoption of the plan requires a majority vote of the full membership of the planning commission. The resolution shall refer expressly to the maps, descriptive matter and other matters intended by the commission to form the whole or part of the plan and the action taken shall be recorded on the adopted plan or part thereof by the identifying signature of the secretary of the commission and filed in the office of the commission, identified properly by file number, and a copy of the plan or part thereof shall be certified to the council and the municipal clerk, and a copy shall be available in the office of the county recorder of deeds and shall be available at the municipal clerk's office for public inspection during normal office hours.*

