



CITY OF LAURIE

COMPREHENSIVE

MASTER PLAN

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Cabinet Number _____

Slide Number _____

CITY OF LAURIE, MISSOURI
COMPREHENSIVE MASTER PLAN

724 N. Main, P. O. Box 1515
Laurie, Missouri 65038

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PURPOSE

The purpose of this comprehensive master plan is to show the planning and zoning commission's recommendations for the physical development and uses of land in the City of Laurie. It includes, among other things, the general location, character and extent of streets and other public grounds, places and spaces and the general location and extent of public utilities, businesses and residential areas. The plan explains the history of the community, its demographics and economic picture. The plan establishes goals and objectives for the next 20 years.

The plan is not a regulatory ordinance, but it is a guide to be used when regulatory ordinances are developed and enacted. It is not a detailed capital improvement program showing exact locations of public improvements and community facilities. The plan is a comprehensive document in that it covers all portions of the city and all facilities that relate to development.

MISSION STATEMENT

The mission of the City of Laurie is to provide an inviting, family oriented, comfortable and safe community for its residents and neighbors to work, play and live in as well as to enjoy the relaxed atmosphere of rural living with all the necessary and desirable amenities to accomplish this goal. This mission is to be achieved through the

dedicated efforts of the mayor, board of aldermen, planning and zoning commission and city employees focused on the welfare and best interests of all the residents and businesses of the City and through orderly planning and accommodation of reasonable growth and development.

COMMUNITY PROFILE

The City of Laurie is a community near but not on beautiful Lake of the Ozarks in central Missouri located mostly at the southern end of Morgan County with a small amount of land in Camden County. Laurie is situated on the West side of the lake midway between Versailles (population 2,565) 17 miles to the North and Camdenton (population 2,779) 20 miles to the South. Gravois Mills (population 208) is 8 miles to the North and Sunrise Beach (population 368) is 3 miles to the South. Laurie and Sunrise Beach are both experiencing significant development at a proportionally greater rate than the rest of the area.

While the City has a permanent year round population, the activity swells during the summer months when thousands of seasonal residents and tourists visit the area. The physical features have played a part in the development of the area with its rolling hills and heavily forested areas. The city evolved from a few stores on Highway 5 geared to the tourist season to a growing and vibrant community with many retirees.

Laurie was incorporated in 1966 with a population of 161. However, active local government began only in 1984. Laurie has annexed over 80 percent of its 3800 acres since 1987 and most of this is undeveloped. Today the community is in the midst of a growth surge in residential and commercial development.

In April, 2003 the voters decided to move from being a village form of government to becoming a fourth class city. This is just another indication of the forward thinking nature of the community. Also in April, 2003 the Missouri Department of Economic Development named Laurie an "All Missouri Certified City" based on the report submitted at the completion of the comprehensive community assessment. Laurie is a combination of the place with its physical setting and community development and its most important resources – its people.

This community profile section examines the population and economic characteristics and future growth of Laurie.

Population Characteristics

The census population of Laurie in 1980 was 169, in 1990 it was 507 and in 2000 it was 663, an increase of 156 (30.8 percent) from 1990. A count conducted in June, 2003 for the establishment of city wards revealed the population had grown to 748 reflecting a 13 percent increase in less than three years. In Morgan county the numbers were 13,807, 15,574 and 19,309 (24 percent increase) respectively. The City and adjoining counties and communities have experienced increases in population during the past 30 years in greater proportion than Missouri and the nation have experienced. For instance, Missouri's population increased by 9.3 percent from 1990 to 2000 and the United States by 13.2 percent. The tourism draw of the lake and the expansion of other recreational activities, such as golf courses and shopping malls, have contributed to this growth.

The City is showing a steady increase in population primarily with retirees moving into the community and long time residents moving off the lake. There is

definitely an age disparity between Laurie, Morgan County and Missouri. In Laurie in 2000 only 18 percent of the population was under 18 years of age whereas 42.5 percent was over 62. In Morgan County 23.1 percent were under 18 years of age and 25.7 percent were over 62, in Camden County 20.2 percent were under 18 years of age and 23.6 percent were over 62 and in Missouri 25.5 percent were under 18 years of age and only 15.9 percent were over 62. Thus by percentage of residents, Laurie has almost three times as many residents over the age of 62 as does Missouri. Twenty-six percent of Laurie's residents are over 75 (13.2 percent over 85); 6.4 percent of Missouri's residents are over 75 (1.7 percent are over 85).

Economic Characteristics

Employment in 2000 (253) rose 58 employees from 1990 (195). Although the total work force is relatively small, this 29.7% increase in employment primarily is the result of expansion of job opportunities in health care and social assistance; management, professional and related occupations; service occupations, sales and office occupations; and production, transportation and material moving occupations. In 2002 there were 148 licensed businesses in Laurie which means many in the work force live outside the corporate limits. A combination of many tourists in the summer and a disproportionately large retiree population produces the need for many jobs in the service occupations.

According to the 2000 census information, approximately only 6 percent of Laurie's employed persons work in manufacturing. Nearly 55 percent work in service, sales and office occupations. Although Laurie is a rural area, no one is employed in farming as of 2000.

Future Growth Potential

Laurie's future population growth will depend on the extent of the success in continuing to build economic vitality in the community. The economic future is partially dependent on creating basic jobs, ones that provide year round employment and stability to balance the present heavily dependent seasonal employment. This is especially true for employment outside of Laurie on the lake with many jobs related to resorts, marinas, restaurants, boat sales and recreational activities.

A logical area to strive to create permanent jobs and attract younger residents is in new manufacturing and commercial businesses. Between 1990 and 2000 the number of residents in manufacturing jobs increased from 7 to 15. However, this represents only 6 percent of the work force.

The creation of additional basic jobs will have a direct impact on the population. More stable jobs providing a decent income will generate more housing needs and support services which can generate more people moving into the area. An anticipated influx of baby boomers to the lake area will create a need for more service occupation jobs as well.

LAND USE DEVELOPMENT

For most of Laurie's brief history as an incorporated area, the land use pattern was very predictable. Commercial uses were centered along Highway 5 for about a mile in both directions from the intersection with State Road O. Single family housing and a few apartments were interspersed near the highway and along several of the lake roads near the highway. The remainder of Laurie was primarily undeveloped. (Map at Appendix B).

In the mid-1990s one planned subdivision (Ozark Meadows) was started near the northern boundary line of Laurie and a second one (Indian Rock Estates) took off on the newly annexed golf course on the eastern end of the city. Population growth in Laurie has been steady but primarily through annexation with the exception of the recent residential development on and near the golf course.

Residents rely almost exclusively on the automobile for transportation instead of public transportation or walking. There is limited use of OATS (Ozark Area Transportation System) by senior citizens which has recently seen significant reductions in service. The spread out nature of the community and the lack of sidewalks and bike trails impede getting around by walking or biking.

Existing Land Use

Businesses initially developed along Highway 5 to support the growing tourism business as the Lake of the Ozarks grew in popularity. This spawned the development of retail sales outlets, the lumber yard, banks, a mall, churches, real estate offices, car and boat sales, grocery stores, restaurants, etc. Residential growth occurred around this core area, although many of the business owners and employees live outside of the City. More recently residential growth has occurred in the area of the golf course on the eastern end of town with over 50 single family units completed and several under construction, one duplex completed and one under construction and two four unit villas. Most of this construction has taken place in the past five years. Five single units were constructed in 2002 across the street from the golf course.

One subdivision began development off of State Road RA a couple of years ago and has two residences completed. Two subdivisions began development in 2003 on

Chelsie Road (Lake Road 5-27) at the western end of the city. One residence has been completed in one of the subdivisions, and one is under construction in the other.

There is only minimal industrial development in Laurie with three widely dispersed facilities. Total resident employment at these businesses is 15. The most recent examples of multi-use commercial developments are Corporate Woods on Highway 5 and Lake Wood Development on State Road O. Corporate Woods presently has a bank, doctors offices/rehabilitation center/health mart, a liquor and tobacco store, a paint store and a fast food outlet. An auto lube facility is under construction. Several lots remain available. Lake Wood Development on O Road has a five-theater cinema, a laundramat, a pizza parlor and steak house, an ATM and several spaces available for rent. Two more buildings for retail stores are planned for the future. Other notable examples of recent commercial land uses include a new grocery store and fast food outlet across the highway from Corporate Woods on Highway 5, a fine dining restaurant at the golf course and a 15 unit independent living apartment facility on State Road RA. A development to include several retail stores is under construction on Highway 5 near the city limits on the southeast end of the city.

The older portions of the business district have experienced recent upgrades. Either through occupant changes or owners updating their facilities, more than 20 businesses have remodeled or enlarged their businesses in the past couple of years.

However, there are several operating businesses and closed stores on Highway 5 and State Road O that need rehabilitation or demolition. These aesthetic eyesores present a challenge for the city.

Community facilities are located on or near Main Street (Highway 5). City hall is near the north end of town and houses the clerk's office, police station, department of

public works and water patrol. The 28 acre ball park, playground and picnic area is on State Road RA a short distance from Highway 5; and the 24 acre Laurie fair grounds is just off of Highway 5 in the heart of Laurie. The maintenance facility for the department of public works is on the fairgrounds. The Gravois Fire Protection District fire station in Laurie and District 5 Headquarters is on State Road O two blocks from Highway 5. The community center is a little further south on Highway 5.

There are no rail terminals or rail lines in Laurie, and there is no airport in the City. No such facilities are contemplated during the planning period.

Land Use Plan

The land use plan builds upon the existing land use pattern by recommending areas of growth and development. (Map at appendix C). The community should continue to develop the large areas of undeveloped land within the existing boundaries of the city and carefully consider future areas of expansion.

Residential growth should be encouraged in areas to the east of Highway 5 in the areas where there is practically no development of any kind. With the construction of a city-wide central sewer system, several new subdivisions and new businesses are anticipated.

Commercial land uses should be concentrated on Highway 5 and State Roads 135 and O where there is land available for development. However, with or without additional development on Highway 5, the state needs to widen Highway 5 with a third lane south of the intersection with State Road O by putting in a turn lane.

The now defunct 15 year Missouri transportation plan identified a new route for Highway 5 through Laurie that would have been east of its present location. That appears to be out of the picture for the foreseeable future. However, either a similar

plan or the improvement of existing Highway 5 from Gravois Mills to the Niangua bridge (approximately 15 miles) must be vigorously pursued. This plus present and planned construction would provide about 35 miles of a super two highway from Versailles to Camdenton on Highway 5.

The land use plan proposes the identification of one or more sites for an industrial site(s) or business park. This would provide for more stability in the labor market with year round employment and better wages. The City should demand an aesthetically-pleasing site plan for any industrial/business proposal as well as coordinated access roads.

A considerable amount of development has taken place outside the city limits, especially along Highway 5 to the southeast between Laurie and Sunrise Beach. More limited commercial and residential development exists along Highway 5 to the north, along State Road O to the northeast, and State Road 135 to the northwest.

Annexation to the boundary with Sunrise Beach was initiated several years ago. The City also explored a merger with Sunrise Beach. These efforts were dropped when it became apparent that the annexation would be involuntary, and the composition of the board of trustees changed.

Since there is substantial land within the City that has not been developed, there is no urgency to annex if the only reason is to obtain land for development. However, it may be appropriate to consider annexation of undeveloped areas to avoid uncontrolled and undesirable growth patterns or more complicated annexation efforts in the future. Renewed exploration of the feasibility and desirability of a merger with Sunrise Beach is warranted.

Areas outside of the corporate limits of Laurie are important to the City because of regional economic development potential. These sites have the potential to provide employment within a reasonable driving distance of the City.

Housing Characteristics

Laurie has a mixed stock of housing with a total of 321 housing units according to the 2000 census. Only 2 housing units were built before 1940, and only 8 units are older than 50 years. On the other hand, 80 units are less than 5 years old as of 2000, and the average age of all units was 16.7 years at that time. More than 35 new housing units have been built since 2000, primarily on or near the golf course.

Average Age of All Housing Units

	1990	<u>2000</u>
Laurie	15.4	16.7
Morgan County	24.4	27.0
Camden County	17.5	20.4
Missouri	32.3	35.0
U.S.	23.7	34.2

Construction of new housing is only part of the housing picture in Laurie. Maintenance of older housing units is an economic and desirable way to properly house residents. As summarized above, there are very few old housing units in Laurie. These houses are widely scattered and with a couple of exceptions are in respectable condition. Six of eight units built before 1940 were removed in the 1990s.

The percentage of owner occupied housing stood at 63.5 percent in 2000, up substantially from 48.8 percent in 1990. However, this is still considerably less than 82.9 percent of owner occupied units for Morgan County and somewhat less than the

70.3 percent for Missouri. Renter-occupied units in Laurie declined from 51.2 percent to 36.5 percent.

Housing density (the number of persons per household) declined in Missouri in the 1990s. Contrary to 1990, Laurie had a lower housing density in 2000 than the state and was at 1.98. (See Table 1.)

Table 1

Housing Density

City of Laurie, Missouri

	<u>1990</u>	<u>2000</u>
Laurie	2.65	1.98
Morgan County	2.49	2.42
Camden County	2.42	2.31
Missouri	2.61	2.48
U. S.	2.70	2.59

The City has limited public housing which consists primarily of two apartment complexes on State Road O, one with 24 units and the other with 20 units. No other known projects are in development.

Housing Strategy

The housing strategy in Laurie should be twofold: (1) construct new housing units to provide for growth to meet the needs for different types of housing; and (2) maintain and rehabilitate older housing stock.

To meet population growth and provide adequate housing quality, Laurie requires around ten new housing units annually based on current growth. During the next 20 years, 250 housing units should be constructed. Since most of the housing stock is relatively new, very few units, if any, will require demolition. Based on the

growth rate over the past 20 years, Laurie's population could almost double in the next 20 years.

In the recent past, few multi-family housing units have been constructed despite a lack of zoning and the availability of large tracts of developable land. The land use plan encourages new residential units be multifamily (condominiums and rental) as well as single family. Proper development of a collector street system will alleviate the traffic congestion problem which sometimes affects poorly sited multi-family developments. These units should be popular with singles, young couples, small families and older couples. Desirable locations for multi-family housing include the east side of Highway 5 and down State Road O. The majority of new housing would still be single-family units. A portion of the single-family market will be met by modular housing.

Maintenance of existing stock is an important premise of the housing strategy. With the average unit in Laurie being only 16.7 years old, maintenance should be less of a problem than in other communities. However, the above average age of the population may present challenges when it comes to routine maintenance of housing units. The average age of units in Morgan County is 27 and in Missouri is 35.

The City exhibits an interesting dichotomy. The age of the population is well above the averages for both the county and the state, but the commercial development and residential areas are much younger than the averages for the county and state.

STREETS AND CIRCULATION

Laurie's hilly and wooded terrain has been both an attraction and an obstacle to the development of the area and for an adequate street and circulation system. The primary artery is Highway 5 (Main Street) which runs predominantly north to southeast

through the city. State Road O meets Highway 5 at a T intersection in about the middle of town. State Road O and Bass Point Road (Lake Road 5-30) are the only roads in an easterly direction through town from Highway 5. Only about three quarters of a mile of Bass Point Road is in the City.

On the west side of Highway 5, there are five principal roads from west to east: State Road 135, Lake Trail Road (Lake Road 5-24), State Road RA, Chelsie Road (Lake Road 5-27), and Purvis Road (Lake Road 5-29). The remainder of the streets in the City are primarily short roads into residential areas; several are dead ends. Streets were built on an as needed basis with no overall plan with the exception of Ozark Meadows and Indian Rock Estates.

Highway 5 and State Road O accommodate the majority of the local traffic volume. Major streets should be designed for crosstown and regional traffic. In future development collector streets should be designed to direct most local traffic to the major streets, and thereby free the residential areas of through traffic.

Major Streets

Main Street (Highway 5) is the primary regional highway through Laurie in the north-south direction. Highway 5 is heavily traveled, narrow and hilly outside of Laurie. It has three lanes for about a half mile through part of Laurie but only two lanes most of the way. Inadequate shoulders on much of Highway 5 pose a danger to safety. Making Highway 5 three lanes through the city limits of Laurie should be a near-term goal. The long-term goal should be to make the highway from Gravois Mills to Camdenton at least a super two lane highway.

State Road 135 proceeds in a north-westerly direction from Highway 5. State Road 135 is two-lane with asphalt surface in good condition; but the road is narrow,

curvy and hilly with minimal shoulders. State Road RA proceeds in a westerly direction from Highway 5. This road surface is in good condition with ample shoulders. State Road O proceeds northeasterly from Highway 5 with two lanes of asphalt surface which is in deteriorating condition and is curvy with minimal shoulders.

Arterial roads also serve as part of Laurie's major street system. Lake Trail Road (Lake Road 5-24), Chelsie Road (Lake Road 5-27), and Purvis Road (Lake Road 5-29) connect west and southwest portions of the City with Highway 5, the central business district. State Road O and Bass Point Road (Lake Roads 5-30) connect the northeast and southeast portions of the City to Highway 5. Although these roads can adequately handle the volume of traffic, Lake Trail Road and Bass Point Road are gravel. Purvis Road was recently resurfaced and reconfigured so that the intersection with Highway 5 is perpendicular. The plan is to asphalt surface all the gravel roads the City maintains after the completion of the central sewer project. The sewer project is scheduled to be completed in March, 2004. Planning is underway for financing the road surfacing project.

Corporate Woods and Ozark Meadows are in the process of tendering their asphalt roads to the City for maintenance. Owners of several gravel roads are in the process of tendering their roads to the City in accordance with an ordinance revised in early 2002. When these actions are completed, the city maintained streets will roughly double in size from the present five miles.

Collector Streets

The existing system of collector streets and requirements for future collector streets varies by the geographic location in the City. The central and west/southwest, east and southeast portions of Laurie will each be addressed.

The central and west portions of the City contain the business district, several residential neighborhoods and some scattered housing. Collector streets include Laurie Heights Drive, Mooreview Drive and Faith Boulevard.

The east portion of the City to Highway 5 is served by Brook Valley Lane, Dobbins Drive and Silvey Road. The southeast portion of the City to Highway 5 is served by Dogwood Lane, Blue Bird Lane, Dunwurkin Road, Southport Boulevard and Sherman Ridge.

The east portion of the City on to State Road O is served by Hibdon Drive, Elk's Road, Firehouse Lane, Oak Street, Ridge Street, Myra Drive, Rocking H Lane, Metcalf Court, Markum Road, Carefree Lane, Flagstone Road, Osage Village Road, Eagle Avenue, Indian Lake Avenue, Apache Drive and Indian Rock Avenue.

Plans for any future subdivisions should be required to include collector streets to achieve maximum efficiency and integration into the existing arterial roads.

COMMUNITY FACILITIES

Community facilities, such as parks, schools, public buildings, seniors' activity centers, sanitary systems and water systems, are a special part of the community. They have a very definite influence on the community's appearance and livability, as well as providing essential health, safety, educational, recreational and other public services. Following are the analyses and plans for existing and proposed community facilities.

Parks

Parks are an important element of any city. Recreation facilities such as ball fields, playgrounds and exercise courses provide active outdoor recreation for a public

with an increasing interest in utilizing leisure time. Passive park facilities, such as picnic areas and woods, provide a peaceful sanctuary and visual break from everyday routine.

Numerous standards of varying types have been developed for recreation facilities and parks. The national standard is 2 acres per 100 persons—one acre in large parks and one acre in neighborhood and community parks. Laurie's approximately 52 acres of parks far exceeds the national standard with 12.75 acres per 100 persons. However, both parks are central parks with no neighborhood parks in the City.

The City owns two recreation facilities. Quasi-public and private organizations operate additional facilities. The nearby Lake of the Ozarks, of course, is a major recreational area with over 1,100 miles of shoreline. Community wide facilities include the 28 acre ball park and picnic area and the 24 acre Laurie fair grounds with a playground, soccer field, walking trail, picnic pavilions, sanctioned horseshoe pits, stage and fairground facilities. The Rotary Club operates the only indoor swimming pool in the area.

Recent fairground park improvements in 2002 and 2003 include adding two pavilions, constructing more restroom facilities, installing additional playground equipment, removing dead trees from both parks, reconfiguring part of a road to improve drainage, adding more horse shoe pits, repairing the stage and making major upgrades to the electrical system.

The outfield fence and some of the playground equipment at the ball park were replaced in 2003.

Fairground improvements in progress or being planned include making additional electrical upgrades, building a gazebo, acquiring more playground equipment and putting asphalt on the roadway used for vendors and displays at the fairgrounds.

The Board has approved funding for improvement of the backstop at the ball park. Replacement of the scoreboard is under consideration. The restroom facilities at the ball park need to be modernized which is contemplated when the central sewer system is installed.

There are no neighborhood parks or play fields in Laurie. This is due in part to the lack of any plan as previous development occurred, the central location of the ball field and the fairgrounds, the minimal number of residential neighborhoods and the dispersed nature of the residential units. A requirement to dedicate a portion of the area for a neighborhood park should be included in regulations for subdivision development.

Schools

Education of our children has long been recognized as an essential investment in the future. In today's world educational facilities and programs touch the lives of all residents.

Laurie is served by three school districts: the Morgan County R-II District, the Stover School District and the Camdenton R-III District. In addition, the Lake West Christian Academy (K-12) in Sunrise Beach serves the planning area.

The Morgan County R-II District has a PK-3 elementary school, a PK-5 elementary school, a 6-8 middle school and a 9-12 high school. The Camdenton R-III District has two elementary attendance centers (K-5) and K-3, 4-6 and 6-12 centers.

Both school districts have each had two unsuccessful bond issues in recent elections. Both are re-evaluating their needs and plans for future bond issues. While there is widespread recognition of the need for improvements, there is substantial disagreement as to what these improvements should be.

In 2000 Laurie had 80 children enrolled in grades K-12, an increase of 25 students from 1990. Thirteen were enrolled in college in 2000 compared with 5 in 1990. These low numbers are not surprising considering the age distribution of the population in Laurie which is skewed to the older age groups.

Although there has been interest expressed by some to build a school in Laurie, this is deemed not to be feasible for the foreseeable future. The small student population, financial obstacles and resistance from the existing school districts combine to make establishing another school district impractical in the near term. If Laurie were to experience a substantial increase in the population of school aged children, this is a subject that may warrant further study at that time.

Public Buildings

All of the City's administrative offices are located at city hall on Main Street (Highway 5). Two major projects have recently been completed at city hall: converting garage and storage space into a modern police station and remodeling the city clerk's administrative working area and the office of the director of public works. The city hall meeting room has been repainted and re-carpeted. A judge's bench and clerk's desk completed these upgrades. City hall is now a fine handicap-accessible building which should be a source of community pride. The exterior wood surfaces of city hall could use a fresh coat of paint to prevent deterioration.

The maintenance department facility is located in a fenced area at the fairgrounds. The City purchased two new riding mowers for park maintenance and a new multipurpose flatbed truck in 2002 and a new pickup in 2003. A replacement mower will be purchased in 2004. Additional storage was built for the Enchanted Village of Lights holiday decorations in 2002.

Post Office

Notably lacking in Laurie is a full service post office. A limited service branch postal facility is located near the corner of Highway 5 and State Road O. Gravois Mills is the servicing post office. This creates considerable confusion and complaints since many residents and businesses are in Laurie but have a Gravois Mills address and zip code. The zip code for Laurie is only applicable to post office box service at the branch facility. The City should strive to obtain a full service post office during the planning period.

Fire and Ambulance Service

The Gravois Fire Protection District, established in 1992, is responsible for the administration and operation of the fire protection program in Laurie. The District has one fire station with 5 pieces of equipment and District 5 Headquarters located in the City two blocks from Highway 5 on State Road O. The CAM-MO Ambulance District provides ambulance service to the Laurie area. Its closest facility has two ambulances and is located on Highway 5 between the corporate limits of Laurie and Sunrise Beach.

Seniors Center

The two-story Seniors' Activity Center is located on State Road O and is owned and operated by the Westside Seniors' Association. The Center offers a wide variety of educational and social activities on a year round basis including Monday through Friday luncheons and a meals-on-wheels program. The state-of-the-art facility which opened in 1997 was constructed on land donated by Indian Rock Golf Club with much of the labor and material donated by area businesses and residents.

Water System

The City bought the assets of Public Service Water District No. 1 in 1993 and serves the public water needs for Laurie. The water system consists of two primary wells and a secondary small well, a 300,000 gallon storage tank and a distribution system. The water department has a computerized telemetry system. Water is made available to all areas within the corporate limits that desire it. Operation and maintenance of the water system is under the jurisdiction of Laurie's public works department.

A Master Plan for the water system was completed by the engineering firm of Bartlett and West in December, 1998. The City has contracted with Bartlett and West to re-evaluate and update that plan. The report evaluated existing facilities and short and long term needs for production, storage and distribution for the water system. At the time the study was completed, there were 183 customers with a daily average of 61,000 gallons of water sold. Peak day pumpage was 145,000 gallons per day (GPD). In 1997, the City had over a 40 percent unaccounted for water loss. While some of this was due to pump to waste maintenance and fire department use, most was due to water line leaks. Maximum production capability stood at about 180,000 GPD. These figures are based on data from 1997. As of January, 2003 there were 240 customers using the water system with an average daily demand of approximately 110,000 gallons.

The City does not have a mandatory connection policy. Many potential water customers are on private wells. There are also a number of abandoned wells in the City which should be capped to avoid potential injury, property damage, groundwater pollution and interference with the sewer system. This should be accomplished during

the planning cycle with the enactment and enforcement of a city ordinance to comply with the rules and regulations of the Missouri Department of Natural Resources.

Water Production

The water supply is obtained from deep two deep wells and pumped into the storage tank for later distribution. The water is distributed untreated. Regular samples are taken for monthly testing.

The primary well (Well No. 2) until 2002 with a production capability of about 140 gallons per minute is located in the fairgrounds and started operation in 1984 when the Public Service Water District No 1 (PSDW) began operation to service the area. The first and much smaller capacity well is located inside the mechanical room of the Laurie Knolls (Well No. 1) on State Road O. This well can currently produce about 20 gallons per minute.

Based on the master plan, a third well was put into operation in 2002 with a maximum daily production capability of 648,000 gallons. Water loss has been reduced to 17-20 percent. Further reduction is highly desirable.

Water Storage

Storage had been limited to one 8 foot diameter 120 foot tall standpipe located adjacent to Well No. 2. This standpipe had an effective storage capacity of 27,750 gallons (48,000 gallons gross) while maintaining 20 psi residual pressure throughout the distribution system. This meant that the city was not in compliance with the Department of Natural Resources (DNR) 24 hour storage requirement. It also meant that if Well No. 2 failed for any reason, the city could not supply water for more than four hours.

The City constructed a new 300,000 gallon elevated storage tank in early 2002. Because of pressure differences the standpipe could no longer be used and was taken out of service. These improvements now provide for redundant production capability and a three day storage capacity. Although the master plan had called for the addition of two 150,000 gallon elevated storage tanks at two different locations, a single 300,000 gallon elevated tank was constructed because it was much more economical and the property originally proposed for one of the other two sites was not available.

Well No. 3 was drilled on property owned by the City, and the elevated storage tank was placed on an acre of property purchased by the City for that purpose. It is the highest location in the City. The production and storage capacity available in 2002 will be able to handle the water needs of the City including future growth for years to come.

Water Distribution System

The water distribution system consists of water mains, valves, hydrants, pump facilities and controls required to provide water service. Water is supplied by 4, 6 and 8-inch feeder mains throughout the distribution system. All storage is contained in the 300,000 gallon elevated tank on the west side of Highway 5.

With limited exception, the system is not capable of supporting fire flow. There are presently nine fire hydrants in the City with four of them located at Laurie Knolls/Laurie Care Center. One is located at Well No. 2, one at Well No. 3, one near Central Bank on Highway 5, one near Ashbury Heights Independent Living Facility on State Road RA and one in the new development on Chelsie Road. Much of distribution is through 4-inch lines which cannot support fire flow. Future planning should include the addition of fire hydrants as water lines are upgraded to 6 and 8 inch lines and the requirement for 6 inch lines in subdivisions where feasible.

The City's current Insurance Services Office (ISO) rating is Class 9. However, the City and Gravois Fire Protection District (G.F.P.D.) recently entered into an agreement giving the fire district access to the fire hydrants to fight fires in the City and to replenish tanker trucks after battling fires. The G.F.P.D. is seeking review of the ISO rating in view of this agreement.

There are no deficiencies for normal or peak domestic water demands. However, an engineering evaluation in August, 2001 concluded that the existing distribution system along State Road O is nearing the maximum number of additional customers that could be added to the system. This distribution serves the golf course area and State Road O Park Place mobile home park. The existing section of water line that is 4-inch line along State Road O will soon need to be upgraded.

Several locations in the city are served by 2-inch lines installed when the system was built in the mid-1980s. These lines are at maximum capacity and will need to be replaced in due course.

Water System Improvements Plan

Anticipated development and projected population levels will be able to be accommodated throughout the planning period within the capability of the existing water supply and storage capacity. The pump at Well No. 2 was replaced in 2001, and Well No. 3 and the 300,000 gallon storage tank were placed in service in 2002. Therefore, these key pieces of equipment are quite new and in excellent operating condition.

Although the existing water distribution system is adequate to meet average and peak domestic water demands, there are several areas that will soon be in need of larger lines. Most of the system lacks adequate line size for fire flow.

It should be noted that in accordance with City Ordinance No. 2002-18, water line extensions are at the expense of the customer requesting water service. However, city engineers evaluate whether a larger line than the developer needs would be in the best interest of the City. If it is then it is the City's policy to pay the difference in cost between the smaller and larger line. For instance, if the developer only needs a 4-inch line but the system would be better off with a 6-inch or 8-inch line, the City will pay the difference in cost for the larger line. Current city policy is to not extend water service outside of the city limits. This should remain the policy.

Based on a benefit analysis for a larger line, the City has participated in three projects that have been constructed since the master plan was completed. These are the Monty King development water line extension from the Seniors' Activity Center on State Road O to his development (2000 feet) upgraded from 4 to 8-inch line, Ashbury Heights water line extension from Highway 5 down State Road RA (1000 feet) upgraded from 4 to 8-inch line and Ozark Meadows line extension off Highway 5 upgraded from 4 to 6 inch line. The five-year master plan was completed in 1998 and is under revision at this time which may have an impact on the recommendations in the next paragraph.

Following is a list of major improvements that should be addressed during the planning period:

1. State Road O 8-inch water line extension. This project consists of the construction of an 8 inch water line from the present end of the 8 inch water line near the nursing home to the Seniors' Activity Center along State Road O (approximately two miles).
- 2 Chelsie Road 8-inch water line extension.

3. Projects to pick up non-water customers within the corporate limits. There are a number of potential customers within the city limits that are not on the water system.
 - a. State Road 135 water line extension.
 - b. Vinny's Restaurant water line extension.
 - c. All Star Gas water line extension.
 - d. Faith Blvd. water line extension.
 - e. Little Acres water line extension.
4. Indian Rock Subdivision water line extensions.
 - a. Eagle Avenue water line extension.
 - b. Osage Avenue water line extension.
 - c. Indian Rock Avenue water line extension.
5. Purvis Road (Lake Road 5-29) water line extension.

Sanitary System

The sanitary system for the City of Laurie consists of septic tanks and private treatment systems (either lagoons or package treatment plants). Many of the septic systems are old and have failed or are near failure. However a municipal sanitary system is presently under construction and should be operational by the time this master plan is adopted.

Municipal Treatment Facilities

In December, 2002 the City awarded a \$2.4 million contract to construct a wastewater treatment plant for all the area within the corporate limits. The treatment plant will consist of an activated sludge treatment facility. Treatment units include: the headworks, bar screen, aeration/clarifier basins, aerobic digester, filters, and ultraviolet

disinfectant equipment. All systems in the plant have total redundancy. The discharge levels are among the most stringent in the state.

The plant is designed to treat an average flow of 250,000 gallons per day with an expected flow in the first year of operation of about 125,000 gallons per day. The plant should be in operation by the end of March, 2004.

Sanitary Sewer Collection System

There is presently no sanitary sewer collection system in Laurie. In December, 2002 the City awarded a \$3.1 million construction contract to build a city-wide collection system which will consist of approximately 25 miles of sewer lines and 16 lift stations. About 80 percent of the collection system will be pressurized and 20 percent gravity.

The total project budget for both the treatment plant and collection system is \$6,490,000. The funds are coming from four sources: the Missouri Department of Natural Resources, the United States Department of Agriculture/Rural Development, the Community Development Block Grant Program and the City. The projects are funded through a complex combination of grants and loans funded by bonds. The loan debt will be retired through a ½ cent capital improvements sales tax (90 percent) and user fees (10 percent).

Sanitary sewer service will be provided throughout the City of Laurie. One of the conditions for the federal and state financial support was to make connection to the system mandatory unless a determination is made on a case by case basis that this is not economically feasible. The City established this requirement when it enacted City Ordinance No. 2002-11.

Sanitary System Improvement Plan

Proposed development and projected population levels will be able to be accommodated within the capacity of the new treatment plant during much of the planning period. The rate ordinance (No. 2002-11) provides that line extensions will be at the prospective customer's expense but the City will take responsibility for transmission lines once they are constructed, inspected and warranted.

Initial capacity of the plant will allow for a doubling of wastewater collection before plant enlargement will be needed. The plant was designed to allow for expansion to treat up to four times the initial average design flow. Plant enlargement will be a capital improvement funded by the city. A combination of user rates, sales tax and impact charges will fund future expansion. In view of the fact that the system will not be operational until 2004, no specific improvements have been identified that need to be addressed during the planning period. However, a need to enlarge the plant before the expiration of the planning period is anticipated and will be monitored closely. Current city policy is to not extend sewer service outside of the City limits. This should remain the policy.

DOWNTOWN AREA

Laurie does not have a traditional downtown area. Most businesses are located on Highway 5 over a fairly concentrated three-mile stretch. This area contains most of the retail stores, commercial office space and city governmental uses. The comparative newness of many of the businesses and recent remodeling of many others provides for a general attractiveness as one drives through town. That is not to say that there are not a number of buildings that could use a facelift. That should be a goal of the planning period.

Any discussion of the central area must analyze the role of tourism. Although Laurie itself is not on the lake, that is the area's biggest draw. Laurie provides core services to tourists and the many residents who live on the lake but are outside the corporate limits. These services include restaurants, grocery stores, gas stations/convenience stores, specialty shops, a mall, banks, real estate offices, medical care facilities, vehicle maintenance shops, car and boat sales, churches, seniors' activity center, parks, recreational activities (golf course, driving range, movie theater with an arcade, swimming pool and bowling alley) and so on. Encouraging new and different activities is a goal that should be included in the planning period.

GOALS AND OBJECTIVES

The community profile described the population and economic condition of Laurie. The discussion of future growth potential began the process of determining what the community wishes to accomplish during the next two decades. The remainder of the Comprehensive Plan consisted of plans and strategies for specific aspects of community development: land use, streets and circulation, community facilities and the "downtown" area.

Based on this analysis, the following list of goals and objectives provides general guidance for community development. These goals are divided into 1-5, 6-10 and 11-20 year groups.

Short Term Goals (1-5 years)

Construct and maintain city-wide central sewer collection and treatment system

Create new businesses with year round jobs

Enact zoning ordinances, subdivision regulations and building codes which include design provisions and ADA compliance requirements

Encourage aesthetic improvements throughout the City in both commercial and residential areas

Expand low and moderate income housing availability

Expand park facilities

Explore annexation of contiguous areas

Explore merger with Sunrise Beach

Negotiate sewer use agreement with Gravois Arm Sewer District

Obtain a full service post office

Obtain weather sirens

Pave and maintain City maintained streets

Require by ordinance that abandoned wells be capped

Update local disaster plans

Upgrade selected water lines, encourage non-connected businesses and residents to connect to city water system and add more fire hydrants

Widen Highway 5 South of intersection of 5 and O

Construct additional arterial and connecting roads incorporating capability for sidewalks and street lights into the right-of-way acquisition and the design

Mid Term Goals (6-10 years)

Build sidewalks and add additional street lights

Widen/relocate Highway 5 through the City

Create new businesses and new permanent jobs

Create opportunity for and encourage neighborhood school system

Establish an business/industrial park

Establish city-wide trash pick-up service

Expand sewer and water systems including additional fire hydrants

Expand park system

Long Term Goals (11-20 years)

Build multipurpose facility

Create new businesses and permanent jobs

Build freight shipping and receiving facility

Establish a local airport

APPENDIX A

**POPULATION AND ECONOMIC CHARACTERISTICS AND
FUTURE GROWTH POTENTIAL**

Population Characteristics

The 2000 population of Laurie was 663, an increase of 156 persons from 1990.

During this same period Morgan County increased its population by 3,735.

<u>Year</u>	<u>Laurie</u>		<u>Morgan County</u>	
	<u>Population</u>	<u>Change</u>	<u>Population</u>	<u>Change</u>
1980	169	--	13,807	--
1990	507	338	15,574	1,767
2000	663	156	19,309	3,735

One method of analyzing the long-term population trends is to calculate the percent change (increase or decrease) of the population and compare these figures to larger jurisdictions such as the county, state and the nation. Laurie and Morgan county have experienced increases in population during the last 20 years at a larger rate than

Missouri and the nation. From an economic viability point of view, these are positive and encouraging trends.

While many Midwestern towns have lost population in recent decades, the lake area consistently has seen growth. This is due in large part to the booming residential development on the lake which has seen a transition from predominantly weekend vacation cottages and resorts to upscale year-round residences and modern resorts and hotels. In addition to all the recreational activities that have emerged, this residential growth has spawned the need for all the normal retail stores and services. Laurie has shared in this development.

A look at the age groups among the Laurie and Morgan County populations is helpful in analyzing this growth. Between 1990 and 2000 Laurie had a population increase of 30.8 percent (156), with a 13.8 percent increase in the over 65 category and a 8.0 percent decrease in the 18-64 category. In Morgan County there was an increase of 18 percent in the over 65 category but an increase of 24.6 percent in the 18-64 category. There is every reason to expect that Laurie will continue to grow at a rate greater than Missouri and the nation. This is evidenced by the 12.8 percent growth in population in the three years since 2000.

	<u>1990</u>		<u>2000</u>		<u>Percent</u>
	<u>Population</u>	<u>Percent</u>	<u>Population</u>	<u>Percent</u>	<u>Change in</u>
					<u>Population</u>
<u>Laurie</u>					
Under 18	113	21.7	121	18.0	-3.7
18-64	266	51.2	291	43.2	-8.0
65 & over	141	27.1	275	40.9	13.8
<u>Morgan</u>					
<u>County</u>					
Under 18	3,599	23.1	4,624	23.9	0.8
18-64	8,762	56.3	10,915	56.5	0.2
65 & over	3,213	20.6	3,790	19.6	-1.0

Camden
County

Under 18	6,030	21.9	7,486	20.2	-1.7
18-64	16,401	59.7	22,573	60.9	1.3
65 & over	5,064	18.4	7,008	18.9	0.5

These numbers reflect that the population growth in Laurie is more in the retiree age category.

The number and age of people in a community are not the only important characteristics of population. The population characteristics by education levels, income, labor force, sex or race may indicate trends for a community.

Laurie's percent of high school graduates, those with some college, or those with a degree increased from 52.1 percent in 1990 to 57.3 percent in 2000. The percent of residents with some college increased from 15.1 percent to 28.8 percent. The predominant population of Laurie has been and remains white. In 1990 the minority population was less than 1 percent of the population and in 2000 it was 2.8 percent of the population. The female population in Laurie in 2000 was 57.9 percent up by 3.9 percent from 1990. The female population in Morgan County in 2000 was 50.7 percent, in Camden County it was 50.3 percent and in Missouri it was 51.4 percent. These three jurisdictions showed minimal changes from 1990.

Family income is a good indicator of community economic conditions. In 2000, the median household income in Laurie was \$24,333 up from \$21,666 in 1990. The average household income was \$38,175 in 2000 up substantially from \$25,165 in 1990. In Missouri in 2000, the median household income was \$37,934 and the average household income was \$49,956.

Another measure of income is median family income. Laurie's median family income in 2000 of \$35,357 is quite low (76.8 percent) compared to Missouri's median

family income of \$46,044. This still reflects a large gain from 1990 when Laurie's median family income was only 64.2 percent of Missouri's median family income. However, the per capita income in Laurie in 2000 of \$18,023 is 90.4 percent of Missouri's per capita income of \$19,936 which is a significant improvement over 1990 when it was 65.1 percent.

The number of families with incomes less than the poverty level is a good measure of the economic conditions of poor residents. Laurie has seen progress during the 1990s. In 1990, the city's percentage of persons defined as poor decreased from 19.2 percent to 12.4 percent while Morgan County's went from 16.8 percent to 16.2 percent and Missouri's from 13.3 percent to 11.7 percent. Thus, Laurie has closed the gap considerably on relation to Missouri as a whole.

The percent of residents over 16 years of age that are in the labor force decreased in the 90s, from 53.3 percent to 44.4 percent although the female labor force increased from 45.7 percent to 54.7 percent. Unemployment dropped from 11.8 percent in 1990 to 1.2 percent in 2000.

The employment picture in Laurie requires a broader look than only focusing on residents because there are a great many jobs in Laurie beyond the resident population. For instance, the 2000 census reports that 26 residents are employed in health care and social assistance. However, there are approximately 90 people employed at Laurie Knolls and Laurie Care Center and a number more in health care positions at the two doctors' offices, two dental clinics, the two physical rehabilitation centers, and the optometrist's office. This is typical of employment throughout Laurie. There were 148 business licenses issued in Laurie in 2002 with a resident population of 663. Although

employment is a constantly changing picture, there were many more jobs in the City in 2002 than population figures would indicate.