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## **INTRODUCTION**

### **1. Propose**

The citizens of Santa Claus recognize the need for a Comprehensive Plan which establishes community goals and objectives to guide future development and land use. The Comprehensive Plan (Plan) can be viewed as a blueprint for the future that clearly states what needs to be done as well as how and when to do it. The Plan also identifies possible trends in the Town's population, land uses and facilities. The Plan was developed through extensive research, two public workshops, and numerous discussions with members of the Santa Claus Town Council. The Plan provides the legal foundation for the zoning ordinance and subdivision control ordinance.

### **2. PLANNING PROCESS**

This document is the result of a detailed planning process that was used to identify existing conditions throughout the Town, analyze relationships, recognize trends, and make recommendations. The purpose of the Plan is to provide guidance for future public policy decisions throughout the Town related to physical growth and development of the built environment.

The development of the comprehensive Plan is based on information obtained primarily from public comment. Two public workshops were held. Comments generated by these meetings were recorded for analysis to help form a basis for the recommendations of this Plan.

The intent of the public input process was to create community based goals, objectives and recommendations. This Comprehensive Plan embodies the spirit of public participation in the planning process, and the recommendations contained herein reflect this participation.



# CHAPTER I - INVENTORY AND ANALYSIS

## A. REGIONAL CONTEXT

Santa Claus is situated within the rolling hills of the Ohio River valley, centrally located within easy driving distance from the populated areas of Evansville and Jasper. Excellent access is provided by I-64 seven miles to the north. Major recreational areas within the region include Lincoln State Park one mile to the west and the expansive Hoosier National Forest twenty-five miles to the east. Hill Country Scenic Route, State Road 162, is a state designated scenic byway that draws many travelers to the region.

## B. HISTORY OF SANTA CLAUS (PROVIDED BY THE SANTA CLAUS TOWN COUNCIL)

For more than 141 years now it's been Christmas every day in a small Southern Indiana hamlet that for the past 45 years has attracted hundred of thousands each year to visit its namesake theme park--Santa Claus Land. Santa Claus Land remains today as the Christmas celebration section of Holiday World.

Appropriately, it was a child who provided the inspiration in naming this community after Santa Claus. Going into the fall months of 1852, there was no Santa Claus community. Residents of the area had spent months trying to select a name for the community, but none of those proposed names carried universal appeal. Then, on Christmas Eve, as the congregation gathered at the church for yet another meeting, the sound of bells was heard outside "Santa!" a jubilant child rang out. "It's Santa Claus." "That's it!" shouted one of the elders. "Why not call it Santa Claus?" The residents all agreed, and the town of Santa Claus was born.

Except for the addition of the U.S. Post Office in 1856, the town remained a quaint community tucked away in the rolling hills of Southern Indiana. It would take until 1933 before the community started to match its unique name with some equally unique attractions.

It was at this time that Milton Harris gave up a law practice in Vincennes, Indiana, and arrived in Santa Claus to manufacture decorative sleighs. He purchased some acreage and began construction on a souvenir shop and other buildings following a theme of medieval architecture, and bringing with them tourist appeal to the town of Santa Claus.

The years 1935-1936 marked a time when Harris's completed souvenir shop was joined by other developments. Several toy manufacturers occupied the

other medieval theme buildings and established toy displays in them.

Also joining this architectural theme was the Curtiss Candy Company which opened a special outlet of its Chicago headquarters here. The candy company built a candy castle complete with simulated candy sticks placed upon the roof. From this castle, the company sold and mailed candy to all parts of the country.

At the same time that the candy castle was being opened, Carl A. Barrett, a resident of New Harmony, Indiana, held December 25 dedication ceremonies for a roadside park on a scenic Santa Claus overlook. In these ceremonies, Barrett unveiled a giant 40 ton statue of Santa Claus dedicated "to the children of the world in memory of an undying love." Besides the statue, the park also had a wishing well and an ancient log cabin to round out the spirit portrayed by the jolly old gent.

Credit for making Santa Claus the exciting fun-filled center of recreation that it is today, however, must go to the late Evansville industrialist, Louis J. Koch. A love of children was genuine for Koch who had nine children of his own. At Christmas time, around their own family Christmas tree and hearth, he had ample opportunity to realize the happiness the spirit of Christmas and Santa Claus could bring by being able to see the faces of his own children light up with joy.

He also believed that just as his family enjoyed the happiness of being together, other families would enjoy having a place where they could be together in a joyful atmosphere.

Near the beginning of World War II he retired from his activities as an industrialist and began to think seriously about creating such a place. To put his plan into action he purchased 260 acres of rolling farmland at Santa Claus. But before he could begin work toward his goal, the expanding war caused a postponement in the project.

Coming out of the war years in August of 1945, work began in the creation of Santa Claus Land. The park opened a year later all decorated in a festive holiday attire and filled with attractions straight out of Santa's sack of treats.

Designed in an appropriate Alpine architecture, Santa's Headquarters included Toyland, a restaurant, gift shop, a large doll house with more than 1,100 unique dolls a variety of playground equipment, and a museum filled with antique toys, toys from foreign lands, and a selection of current toys at which children could point when they sat upon Santa's knee to tell him what they wanted for Christmas.

Holiday World still has many of these features which have brought happiness to millions. Under the direction of one of the sons of the park's founder, William A. Koch, further excitement has been created through the addition of two new sections, Halloween and the 4th of July including many rides, musicals, live shows, additional displays, and other improvements to make Holiday World one of the most popular and picturesque parks in the country.

Currently, there are plans in the making for even more rides, attractions, and live shows, with officials anticipating ever increased crowds at Holiday World due to the expansion programs.

Also developing in the town of Santa Claus is the growing recreational community of Christmas lake Village. It is located adjacent to Santa Claus Land on the south side of town. The community features a 7,300 yard, championship 18-hole golf course, tennis club, and a country club. With home sites on a chain of scenic lakes--Christmas, Noel, and Holly Lakes; and streets as well with Chritmasy names such as Jolly, Chimes, and Three Kings; the community will have an ultimate population of the 12,000 when completed.

The latest residential/recreation development in Santa Claus is Holiday Village. It is located on the north side of town and primarily follows a holiday theme as the community streets have names such as New Years Eve, Good Friday Blvd., and Easter Circle. Already completed at Holiday Village is 6,000 sq. ft. recreation and office building, a heated pool and bath house, an 18-hole miniature golf course, tennis and shuffleboard courts, a one-mile jogging trail, and a six acre stocked fishing lake.

The town also has a 325 acre industrial park established in 1970. It is presently home to Kimball's Heritage Hills Division. Water and Sewage facilities were constructed from 1970 to 1974. The Town Hall was built in 1972, complete with offices and fire department. The North Spencer Development Corporation was established to bring in new industry and to keep the stores filled in the Santa Claus shopping center, Holly Plaza.

## **C. SOCIAL CHARACTERISTICS**

Population and household information has been examined and utilized to help Santa Claus prepare for the impact of future growth.

### **1. POPULATION TRENDS AND FORECASTS**

The size and growth rate of the population within the planning area is an important factor in the comprehensive planning process. The faster and larger a city, town, or county grows, the greater the demand becomes

for additional social services and community facilities.

Spencer County in 1980 had a population of 19,361, and in 1990 had a population of 19,490 persons, approximately a 1% increase. Santa Claus, in 1980 had a population of 514 persons and in 1990 had a population of 927 persons a more than 80% increase in this ten-year period.

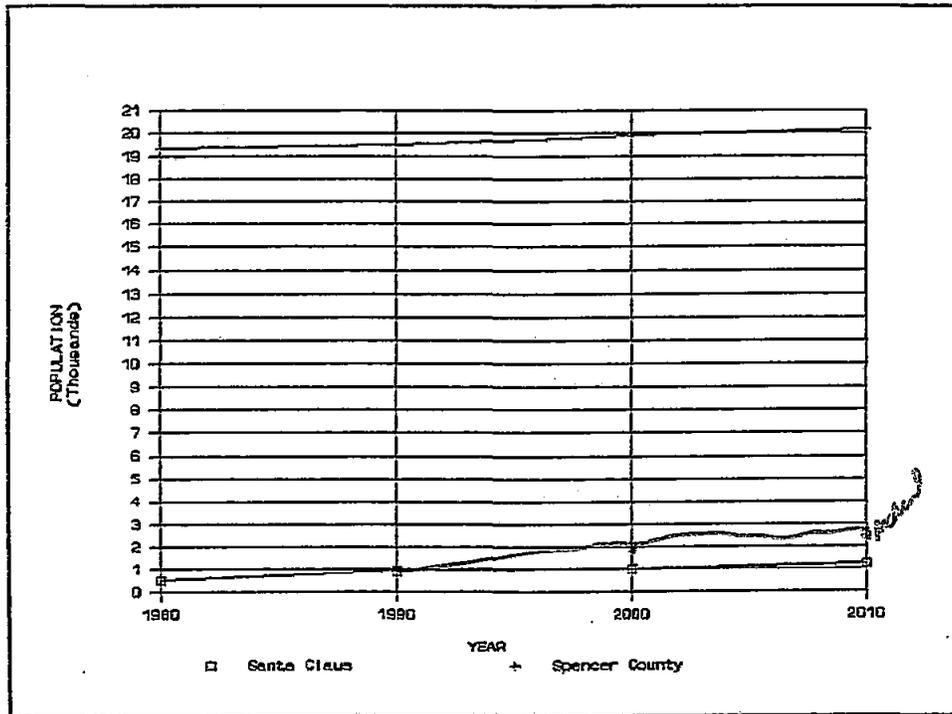
According to the projections of this plan, Santa Claus is expected to have a population of 1,226 persons by the year 2010. This would be a 138% increase from 1980 and a 32% increase from the 1990 figure. Spencer County in 2010 is expected to have a population of 20,165 persons. This projection would be a 4% increase from 1980 and a 3% increase from 1990. Table 1 and Figure 1 show the population trends and forecasts for Santa Claus and Spencer County for the period 1980 to 2010. The population figures were forecasted by utilization of the Cohort Survival Model.

**TABLE 1**  
**POPULATION TRENDS**  
**AND FORECASTS**

YEAR	1980	1990	2000	2010
Santa Claus	514*	927*	1,022**	1,226**
Spencer County	19,361*	19,490*	19,885**	20,165**

- \* U.S. Bureau of Census  
\*\* Cohort Survival Model; SEG

**FIGURE 1  
POPULATION TRENDS  
AND FORECASTS  
SANTA CLAUS AND SPENCER COUNTY**



**2. POPULATION DISTRIBUTION BY SEX**

The number of females in Santa Claus currently outnumber the males. This has not always been the case. In 1980 the number of males outnumbered the females. Between 1980 and 1990 the percent of males decreased and the percent of females increased. This change in percentage between the two sexes is the result of an outmigration of males and an immigration of females. Traditionally Census figures have indicated that females have a longer life expectancy than males.

Table 2 shows the past and present numbers of the males and females that reside in Santa Claus.

**TABLE 2  
POPULATION BY SEX**

YEAR	FEMALE		MALES	
	NUMBER	PERCENT	NUMBER	PERCENT
1980	256	49.8	258	50.2
1990	483	52.1	444	47.9

**3. POPULATION BY RACE**

According to 1990 U.S. Bureau of Census statistics, the majority of the residents in Santa Claus are classified as white. Table 3 shows the breakdown of population by race in the Town.

**TABLE 3  
POPULATION BY RACE  
1990**

RACE	NUMBER	PERCENT
White	920	99.24
Black	0	.00
American Indian	0	.00
Asian	6	.65
Other	1	.11
<b>TOTALS</b>	<b>927</b>	<b>100.00</b>

**4. POPULATION DENSITY**

There is a total of 5.2 square miles in Santa Claus, and a population density of 178.3 persons per square mile.

## 5. HOUSEHOLD TRENDS AND FORECASTS

The number of households in Santa Claus is a function of a variety of factors including:

- \* The number of persons older than age 20 who form households;
- \* The housing supply and economic conditions;
- \* Individual decisions regarding marriage, divorce and childbearing.

The U.S. Bureau of Census reports that "...there have been considerable shifts in the choices American adults have made concerning family formation and dissolution, and these choices are clearly reflected in the changing composition of households and families."

The U.S. Census report continues:

"The number of married-couple households with children present (two-parent households) has declined since 1970, but the number of one-parent households has more than doubled."

"Although non-family households accounted for most of the net increase in households from 1975 to 1985, family households have been the major component of household increase since 1980."

"Most of the increase in the number of family households since 1980 has been attributable to families maintained by a man or woman with no spouse present, and a substantial majority of these "other families" were maintained by women."

"Compared with their counterparts in 1970, women maintaining families in 1982, were younger, more likely to be never married or divorced, and more likely to be Black or of Spanish origin."

"The size of the average household in 1982, 2.72 persons, was the smallest yet recorded, continuing the marked decline that has been underway since 1965."<sup>1</sup>

According to the 1990 Census the average household size in the United States has decreased to 2.63 persons.

Similar observations can be made about Santa Claus as shown by Table 4. In 1980 there were 183 households in Santa Claus. This number increased to 337 households in 1990. In this same ten-year period the total population decreased by 413 persons. The average household size also decreased from 2.81 to 2.75 persons. The increase in the total number of households were a direct result of immigration and children moving out of their parents home and couples having less children resulted in the decrease of the average household size. The total number of households in Santa Claus is expected to increase to 380 by the year 2000, which is a 139% increase from 1990. However the average household size in the year 2000 is expected to decrease to 2.69 persons.

**TABLE 4  
AGE DISTRIBUTION AND HOUSEHOLD SIZE  
SANTA CLAUS**

Age of Population	1980*			1990*			2000**		
	No.	Pct.	per HH	No.	Pct.	per HH	No.	Pct.	per HH
0-19 yrs	162	31.5	0.89	282	30.4	0.84	263	25.7	0.69
20-59 yrs	237	46.1	1.29	466	50.3	1.38	553	54.1	1.45
60 + yrs	115	22.4	0.63	179	19.3	0.53	206	20.2	0.54
Total	514	100	2.81	927	100	2.75	1,022	100	2.69
No. of Households	183			337			380		

\* Population and Housing Characteristics; U.S. Bureau of Census

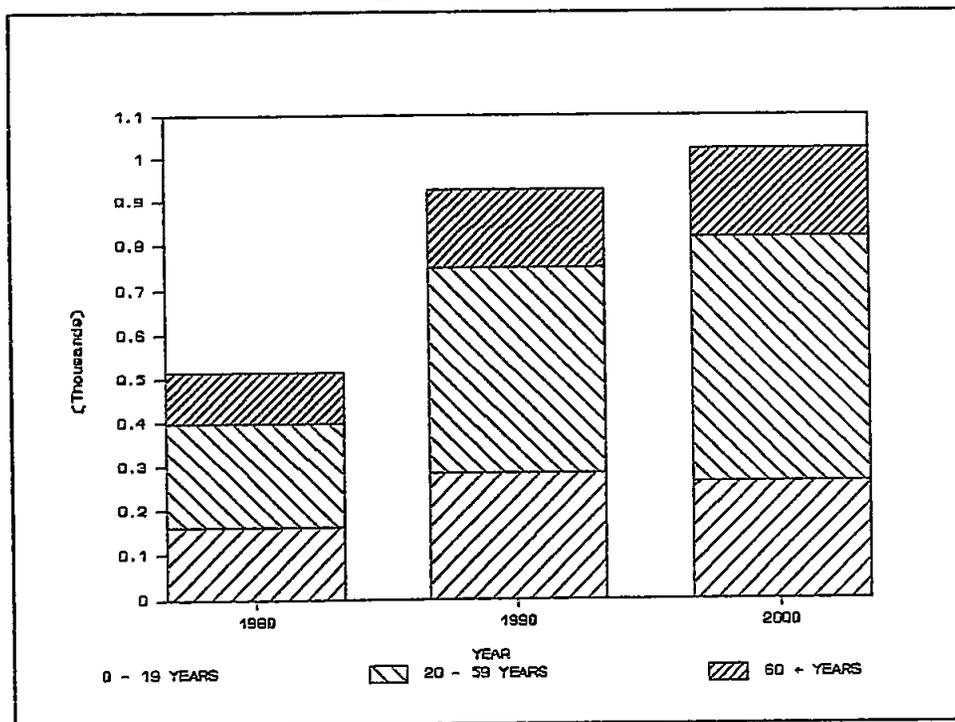
\*\* Cohort Survival Model; SEG

<sup>1</sup> Household and Family Characteristics; U.S. Bureau of Census, 1985.

The age distribution figures for Santa Claus for the year 2000 are based on data provided by the U.S. Bureau of Census. The figures were forecasted through the utilization of the cohort survival model.

Assuming that the analysis in Table 4 is correct, the number of persons in the 20-59 and 60 plus age groups will increase in number by the year 2000. The 0-19 age group is expected to show a gradual decrease by the year 2000. We can also determine from the figures in Table 4 that the birth rate for Santa Claus will be decreasing and the life expectancy for the 60 plus age group will be prolonged. The graph in Figure 2 illustrates the age distribution of population for Santa Claus from 1980-2000.

**FIGURE 2**  
**AGE DISTRIBUTION OF POPULATION**  
**SANTA CLAUS**



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## D. ECONOMIC CHARACTERISTICS

The objective of this section and the social characteristics section is to provide the Santa Claus Planning Commission with a solid base of information for planning public services and facilities. While the social characteristics section focused on population and households, this section focuses on people, employment, income, housing, and education.

### 1. People and Employment

In 1990, according to U.S. Bureau of Census estimates the majority of Santa Claus workers were employed in the areas of manufacturing, retail, finance and general services. Table 5 gives the total employment by industry for Santa Claus.

**TABLE 5  
EMPLOYMENT BY INDUSTRY  
1990**

INDUSTRY	NUMBER	PERCENT
Agriculture, Forestry, Fisheries and Mining	17	4.1
Construction	22	5.4
Manufacturing	97	24.0
Transportation, Communications and Public Utilities	31	7.7
Wholesale Trade	14	3.5
Retail Trade	46	11.4
Finance, Insurance and Real Estate	38	9.4
General Services	125	31.0
Government	14	3.5
<b>Total</b>	<b>404</b>	<b>100.0</b>

Source: U.S. Bureau of Census

2. **PEOPLE AND INCOME**

According to the 1990 U.S. Bureau of Census the median household income for Santa Claus is forty one thousand six hundred sixty-seven dollars (\$41,667.00). The median family income is forty five thousand one hundred ninety-two dollars (\$45,192.00). The median household income for the State is twenty eight thousand seven hundred ninety seven dollars (\$28,779.00). The median family income for the State is thirty four thousand eighty two dollars (\$34,082.00).

3. **PEOPLE AND HOUSING**

In 1990, the U.S. Bureau of Census reported that there are a total of 372 housing units in Santa Claus. Seventy four percent (74%) of these housing units are owner occupied. In comparison only 65% of the housing units across the State are owner occupied.

4. **PEOPLE AND EDUCATION**

Income and education are closely linked when analyzing economic data for a city or county. Santa Claus has a higher resident education level than most of the surrounding towns. Over 41% of the Santa Claus residents have had some college experience with another 20% having graduated from high school. This education division relates closely to the division of blue and white collar workers.

## **E. EXISTING LAND USE**

The Town of Santa Claus is fortunate to exhibit the rolling hills and small town character that is typical for many communities in Southern Indiana. Santa Claus is truly a unique community reflecting its namesake with a holiday theme that permeates the entire community. This theme truly defines a sense of place for Santa Claus residents and provides visitors to the community with a unique experience.

Santa Claus may be perceived as being comprised of distinct areas of similar development that relate to existing land use, landscape character and other unique features. The existing land use map identifies areas of similar land uses and activities within Santa Claus. Land uses are defined by areas that exhibit similar characteristics, so that the relationships are apparent and easy to identify. The land use map along with the written descriptions may be referenced by the Plan Commission for policy decisions regarding planning and zoning issues.

### **1. Holiday World**

The Holiday World Amusement Park is located at the heart of Santa Claus along State Road 162 near its intersection with State Road 245. This amusement park has a very unique use, not only for Santa Claus, but for the entire region of southern Indiana. Holiday World is truly a unique attraction and provides a focus for much of the image of Santa Claus. Holiday World continues to expand with new rides and new attractions on an annual basis. This expansion provides many opportunities for growth in and around Santa Claus. With this growth, also comes issues such as increased parking demands, increased traffic generation and demands on sewer and water utilities. The continued successful operation of Holiday World will provide many benefits to the Town of Santa Claus.

### **2. Christmas Lake Village**

Christmas Lake Village is a privately developed residential development south of State Road 162. The residents in this development enjoy enhanced security with manned entrance gates. The central focus of this development is an artificially created lake providing swimming, boating

and fishing opportunities to residents within the development. Christmas Lake Village provides a variety of lot sizes and housing types. Single family residences are typically located on medium to large size lots with full utility availability and underground electric service. Condominiums are also developed within Christmas Lake Village, providing residents with a unique living experience. Many lots take advantage of the lake system for use and recreational access.

3. **Santa Claus Industrial Park**

Santa Claus is fortunate to have a designated industrial park within the town limits to provide residents with job opportunities. This 325 acre development was established in 1970. All development tracts within the park have access to municipal water and sewage facilities. Good vehicular access is provided along State Road 162 to the north. A rail spur is available off of the existing southern railroad line that passes adjacent to the southwest corner of the industrial park. One major industrial tract has been developed within this park and continues to provide jobs for residents in the area.

4. **Holly Plaza Commercial Area**

The Holly Plaza Commercial Area is the focus of commercial development within Santa Claus. The existing shopping center, bank, and gas station within this area provide residents with convenient access to commercial uses. Undeveloped outparcels are available within this area for additional commercial development.

5. **Undeveloped Parcels**

To the north of Santa Claus is a large area of undeveloped land that occurs within the town limits. Much of this land is reclaimed surface coal mines. This land is somewhat limited in its redevelopment potential due to, in some cases, the lack of sufficient topsoil. Acid mine drainage may occur in some areas.

## **CHAPTER II - GOALS AND OBJECTIVES**

The goals and objectives of the Santa Claus Comprehensive Plan reflect the needs and desires of the Town Citizens. The public input process is the basis of this plan, and these goals and objectives are a product of this public initiative.

### **GOAL 1: INSURE THAT NEW DEVELOPMENT IS PLANNED WITH RESPECT TO OPEN SPACE PRESERVATION**

- Objective 1.1** Identify areas for preservation efforts that exhibit unique natural character.
- Objective 1.2** Pursue a variety of open space preservation techniques, including agricultural and open space preservation zoning districts, conservation easements and overlay zoning designation.
- Objective 1.3** Identify potential greenway corridors for recreation and open space preservation efforts.

### **GOAL 2: INSURE THAT ALL DEVELOPMENT IS PLANNED SO AS TO MITIGATE SIGNIFICANTLY ADVERSE ENVIRONMENTAL IMPACTS.**

- Objective 2.1** Insure that proper construction techniques are employed when building on unstable soils or steep slopes.
- Objective 2.2** Review new development proposals to insure that erosion, water pollution and air pollution controls are adequate to meet governmental standards.
- Objective 2.3** Actively encourage environmentally clean industries to invest in Santa Claus.

**GOAL 3: PROVIDE FOR THE ADEQUATE AND DESIRABLE DEVELOPMENT OF COMMUNITY FACILITIES AND PUBLIC SERVICES.**

- Objective 3.1 Encourage family-oriented recreational facilities and public parks.
- Objective 3.2 Continue to provide adequate police and fire protection.
- Objective 3.3 Utilize existing excess sewer capacity.
- Objective 3.4 Expand a wide range of medical services
- Objective 3.5 Explore the creation of a park board to provide recreational programming and develop funding options for recreational development.
- Objective 3.6 Continue to provide social services through the existing community center.
- Objective 3.7 Study potential areas of annexation to provide for orderly growth.

**GOAL 4. PROVIDE A TRANSPORTATION SYSTEM THAT WILL ENSURE THE MOST EFFICIENT AND SAFE MOVEMENT OF PEOPLE AND GOODS.**

- Objective 4.1 Study traffic control needs throughout the Town.
- Objective 4.2 Prioritize needed improvements to the existing transportation system.
- Objective 4.3 Provide a system of bicycle and pedestrian trails throughout the Town.
- Objective 4.4 Explore the need for a public transportation system.

**GOAL 5: PROMOTE THE DEVELOPMENT OF A WIDE RANGE OF HIGH QUALITY HOUSING THROUGHOUT THE TOWN.**

- Objective 5.1** Promote a variety of housing opportunities for all residents.
- Objective 5.2** Allow for the creative design of residential developments.
- Objective 5.3** Encourage residential development to occur near current growth areas.
- Objective 5.4** Encourage the preservation and restoration of existing housing stock.

**GOAL 6: INSURE THAT ALL LAND USES ARE DEVELOPED IN A MANNER COMPATIBLE WITH SURROUNDING LAND USES.**

- Objective 6.1** Control potential negative aspects of commercial and industrial development by the use of development standards (landscape buffers, signs, entries, lighting, etc.)
- Objective 6.2** Facilitate good transitions between land uses of differing densities.
- Objective 6.3** Discourage the expansion of strip residential and commercial development along roadways.

**GOAL 7: PROMOTE SOUND INDUSTRIAL AND COMMERCIAL GROWTH IN AREAS MOST SUITED FOR THESE USES.**

- Objective 7.1** Promote the development of commercial and industrial uses so that they are compatible with surrounding land uses.
- Objective 7.2** Encourage the expansion of professional and service-related business.
- Objective 7.3** Encourage the development of a wide range of industry sizes and types to allow the creation of a diverse work force.
- Objective 7.4** Improve transportation access to facilitate industrial growth.

Objective 7.5 Increase economic development efforts in promoting appropriate industrial development.

Objective 7.6 Facilitate an active chamber of commerce.

**GOAL 8 PROMOTE AND PROTECT THE RURAL CHARACTER, HOLIDAY THEME AND SMALL TOWN ATMOSPHERE OF SANTA CLAUS.**

Objective 8.1 Establish design standards for commercial and industrial development that create a positive image to visitors and residents.

Objective 8.2 Preserve and support the residential nature of Santa Claus and recognize its history.

Objective 8.3 Preserve scenic road corridors.

Objective 8.4 Discourage strip residential development.

**GOAL 9: PROMOTE YEAR-ROUND TOURISM WITHIN SANTA CLAUS AND THE SURROUNDING AREA.**

Objective 9.1 Provide quality overnight lodging.

Objective 9.2 Enhance and reinforce the holiday theme.

Objective 9.3 Explore tourism links with other area attractions.

## **CHAPTER III - LAND USE PLAN**

### **A. INTRODUCTION**

The jurisdiction of this plan is legally defined as the entire corporate limits of Santa Claus.

The land use plan was created by inventorying and analyzing existing patterns of development. Existing development (or lack of it) reflects past economic, market and environmental conditions. This pattern of the past provides a point of reference in which to predict future development scenarios, based on newly identified trends and market changes.

### **B. PROPOSED LAND USE**

#### **1. Agricultural**

Agricultural uses within Santa Claus will continue to occur within undeveloped parcels and areas surrounding the corporate limits. These uses should be encouraged and promoted on these undeveloped tracts to create income and jobs for area residents. Sustainable agricultural practices should be encouraged within these areas to discourage erosion of topsoil and negative impacts on adjacent residential development.

#### **2. Residential**

Residential uses within Santa Claus are projected to grow primarily to the north within Holiday Village and undeveloped parcels surrounding this area. Available sanitary sewer capacity and water supply will continue to provide needed services for this new growth. Continued buildout of Christmas Lake Village will occur also.

#### **3. Commercial**

Commercial development within Santa Claus should be concentrated within Holly Plaza in order to encourage the concentration of commercial uses for convenience and to minimize possible negative impacts on adjacent residential development. Available out parcels occur within Holly Plaza for new commercial development.

4. Recreation/Conservation/Floodplains

Santa Claus has recently developed its first city park southeast of Holiday Village. This public park is available for use by all residents and its continued development should be encouraged. Further park land development should be encouraged as residential growth continues to the north. Abandoned mine lands in this area may provide opportunities as a location for these public parks. Pathways or bike trails could be established to connect the parks with the adjacent residential uses, providing safe pedestrian access to the parks. A pedestrian pathway linkage should be explored between Santa Claus and Lincoln State Park along State Road 162. This pathway allows safe pedestrian and bicycle access between Santa Claus and the state park area. Federal funds are available for this type of pathway development.

5. Industrial

Special effort should be made to promote the increased development of the industrial park on the west side of Santa Claus. Large open tracts of land are available with full utility access. The proposed realignment of US 231 will pass adjacent to the west edge of this industrial park between Santa Claus town limit and Lincoln State Park. This new transportation link will provide excellent access to the existing industrial park area. The Town of Santa Claus and area economic development agencies should promote this new transportation link to the industrial area and the Town of Santa Claus. Special consideration should be given to new industrial development to mitigate any negative environmental or aesthetic impacts to this area, since it represents the western entrance to the Town of Santa Claus.

## **CHAPTER IV - TRANSPORTATION PLAN**

The availability of transportation routes throughout Santa Claus has largely determined the manner in which the community has developed. It is the intent of the transportation plan to anticipate the future needs of this system. The overall goal of this section is to make recommendations based on these needs to insure the safe and efficient movement of people and goods.

Transportation routes are not typically limited by the political boundaries of towns, townships, and counties. Roadways act as lines of connection between differing areas. This plan will offer an overall look at the system and will aid in the efforts of the town to plan future improvements.

The transportation plan has been formulated based on the conditions of the existing circulation outlined earlier, in light of the needs of the proposed land uses outlined in the Land Use Plan.

Roadway development standards are necessary in order to ensure that the correct type of roadways specified meet a particular traffic need. The Transportation Plan is based on accepted state and national standards which describe the level of use that a particular roadway should accept.

The roadway classifications for Santa Claus are:

1. Principal Arterial
2. Minor Arterial
3. Major Collector
4. Minor Collector
5. Local

### **A. TRANSPORTATION PLAN DESCRIPTION**

The Town of Santa Claus is served by two major collector roads. Roadway widening is planned on SR 162 from Lincoln State Park to its intersection with SR 245 on the east side of Santa Claus. Options should be explored for incorporating pedestrian and bicycle facilities along this roadway to allow a connection between Santa Claus and Lincoln State Park. Improvements should be made to local roadways as needed to provide good access throughout the area.

✓  
✓  
✓<sup>road</sup> A segment of unpaved roadway should be improved from Santa Fe traveling westward to its intersection with SR 162 and SR 245. This roadway should be regraded and paved with drainage improvements provided. The intersection at SR 162 and SR 245 should be explored for signalization upgrades. A segment of County Club Road from its intersection at SR 245 west to the entrance to the County Club should be paved. The adjacent segment of this roadway that travels through the unincorporated land that is surrounded by Santa Claus town limits should be improved as new development occurs within this area.

Ho! A signalization and possible realignment study should be conducted for the Holly Plaza commercial area along SR 162 and its intersection with SR 245, west of Holiday World Amusement Park. These two intersections experience congestion during peak times of use as well as throughout the year.

Intersection improvements should be made at the entrance of Santa Claus industrial park off of SR 162 and at the intersection CR 1450N and CR 475E at the southwest corner of Santa Claus industrial park. These intersections require wider turning radii and pavement improvements to accommodate the turning movements and heavy loads of trucks.

**B. ALTERNATIVE TRANSPORTATION OPPORTUNITIES OR ENHANCEMENTS**

The Southern rail line that provides access to the Santa Claus Industrial Park should remain in place to provide rail service to the industrial park. The town of Santa Claus and Spencer County should make every effort to retain this as an active rail line. If abandonment of this line is initiated, the town of Santa Claus and Spencer County should explore all options to retain this critical railroad link.

st [ Pedestrian and bicycle pathways should be developed throughout the town of Santa Claus and its two mile jurisdictional area to provide for the movement of pedestrians and bicycles within this area. A pedestrian and bikeway link from Lincoln State Park to Santa Claus should explored with the availability of new federal funds for this type of transportation.

# **APPENDIX A - PUBLIC INPUT SUMMARY**

## **COMMUNITY SURVEY**

**AUGUST-OCTOBER 1992**

A written community survey was used to gather opinions about the town of Santa Claus. Respondents were asked to rate various aspects of community services, transportation, housing and economic development. Respondents also addressed whether housing, industrial development, retail development, recreational facilities and community services were needed. Additional comments were solicited and are included as part of this summary.

The survey was distributed at the two public meetings and was available at the Town Hall. Forty-five surveys were completed and returned.

### **1. Community Services**

Water supply and quality was seen as good by almost all respondents. Solid waste collection was good to fair. Primary and secondary schools were seen as good to fair. Vocational schools and adult education were seen as fair to poor.

In relation to health care, hospital services were seen as poor; although ambulance service rated good to fair. The number of doctors was seen as fair to poor, with the number of dentists and nurses rating as poor.

Firefighting services were seen as good, while animal control rated poorly.

### **2. Transportation**

The condition of streets and street signs rated good. Responses to a need for sidewalk improvements were inconclusive.

### **3. Housing**

Housing condition was seen as good by almost all respondents, while adequate housing for all income groups was rated as fair to good.

#### 4. Economic Development

Adequate numbers of retail stores, retail development efforts and items available in those stores were seen as poor, although adequate parking was good. Local industrial development efforts were seen as fair to poor. Building codes were seen as fair. Population growth, new housing, industrial development and retail development were seen as needed. Community services were also seen as needed, although many respondents didn't know if additional community facilities were required. Responses to the need for additional recreational facilities were inconclusive.

#### 5. Additional Comments

The following comments were added to the survey by the respondents:

1. Develop another grocery to provide competition.
2. Provide traffic control at entrance to Christmas Lake Village.
3. Increase police patrols to control speeding on SR 162.
- ✓ 4. Develop a hardware store.
- ✓ 5. Control city spending to keep taxes at a reasonable rate.
6. Increase retail development.
7. Encourage population growth outside Christmas Lake Village.
8. Provide more services at Community Center.
9. Encourage industrial and commercial growth to upgrade tax base.
10. Promote retail establishments and restaurants and encourage citizens to buy and eat out locally.
- ✓ 11. Encourage development of affordable housing.
- ✓ 12. Encourage development of overnight accommodations.
- ✓ 13. Develop a year-round shopping area related to Christmas theme.
14. Develop recreational facilities for senior citizens.
15. Develop clothing and hardware retail stores.
16. Encourage population growth in Holiday Village.
17. Santa Claus has a strong foundation for development, but needs to enhance it.
18. Provide rental unit housing.

- Just*
19. Develop laundry/dry cleaning service, movie theater, hotel/motel, hardware store and shoe repair shop.
  - ✓ 20. Develop moderately-priced housing.
  - ✓ 21. Provide more playgrounds.
  - ✓ 22. Provide ambulance service.
  - ✓ 23. Hire a competent, honest zoning administrator.
  24. Emphasize maintenance of recreational facilities and equipment.
  25. Encourage light manufacturing and service-related industry.
  26. Develop quality overnight accommodations.
  - ✓ 27. Develop more parks.
  28. Develop retail to generate competitive pricing.
  29. Existing retail areas are too far away.
  30. Develop additional commercial areas to enhance existing attractions.
  31. Develop walking path around Christmas Lake.
  - ✓ 32. Develop a car wash.
  33. Senior citizens would benefit from local retail development.
  34. Develop light industry and small business.
  35. Provide annual opportunity for residents to dispose of large trash.
  36. Develop bicycle trail system.
  37. Develop full service gas station.
  38. Provide better traffic control at peak hours.
  39. Develop tourist attractions year-round to stimulate retail development.
  40. Develop large retail chain store.
  41. Develop fast-food restaurants.
  42. Provide solid waste collection service at no additional cost to residents.
  43. Nearest hospital is too far away.
  44. Develop quality dress shop and card and gift shop.
  45. Enhance existing retail potential.

46. Develop roller skating rink.
47. Develop outdoor band shell and concert area.
48. Provide community recreational craft, nutrition and aerobic programs.
49. Develop a bowling alley.
50. Develop tennis courts.
51. Provide public transportation system.
52. Santa Claus is a very nice place to live.

## **SANTA CLAUS COMPREHENSIVE PLAN PUBLIC MEETING SUMMARY**

**SEPTEMBER 17 AND OCTOBER 29, 1992  
SANTA CLAUS TOWN HALL  
SANTA CLAUS, INDIANA**

The goal of both meetings was to facilitate discussion about the future of Santa Claus, including development opportunities and constraints, economic and population trends, transportation needs, and community character. The attached agenda remained essentially the same for each meeting. Thirteen people attended the September meeting and eighteen attended the October meeting.

Snell Environmental Group, Inc. (SEG) presented a brief introduction which outlined the purpose of planning and gave general background information about the history, population characteristics and economic base of Santa Claus. In preparation for the small group discussion session that followed, SEG presented a list of ten (10) general issues to be discussed.

Following the small group session, the meeting reconvened to present the issues discussed within each group. A summary of those issues listed by category follows:

1. **Industrial Development**
  - Increase marketing effort
  - Improve highways to facilitate growth
2. **Tourism**
  - Provide quality overnight lodging
  - Encourage quality commercial growth
  - Enhance and reinforce holiday theme
  - Provide public parking and transportation

3. Community Services

- Increase fire and police protection
- Expand medical services

4. Infrastructure

- Capitalize on excess sewer capacity

5. Housing

- Provide moderately-priced housing
- Provide for orderly, incremental growth
- Enact minimum square footage requirements
- Provide broader range of housing types (i.e. apartments, condominiums)

6. Natural Features

- Preserve green space
- Enact landscaping and buffer requirements ✓
- Enact city-wide setback requirements ✓
- Implement restrictive zoning
- Enhance designated streetscapes.

7. Parks and Open Space

- Explore funding options
- Develop recreational programming
- Study maintenance needs
- Initiate safety program
- Create park board
- Explore potential land acquisition

**8. Thoroughfares**

- Study traffic control needs
- Prioritize improvements
- Provide bicycle and pedestrian trail system

**9. Social Services**

- Enhance community center use
- Provide emergency medical service
- Create social services coordinator position

**10. Community Growth**

- Facilitate an active chamber of commerce
- Expand retail development
- Provide quality restaurants
- Study available labor force
- Capitalize on existing tourist market
- Promote year-round tourism
- Study potential areas of annexation
- Develop and promote a town "image"

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is essential for ensuring transparency and accountability in the organization's operations.

2. The second part of the document outlines the various methods and tools used to collect and analyze data. It highlights the need for consistent data collection procedures and the use of advanced analytical techniques to derive meaningful insights from the data.

3. The third part of the document focuses on the role of technology in data management and analysis. It discusses how modern software solutions can streamline data collection, storage, and processing, thereby improving efficiency and reducing the risk of errors.

4. The fourth part of the document addresses the challenges associated with data security and privacy. It stresses the importance of implementing robust security measures to protect sensitive information and ensure compliance with relevant regulations.

5. The fifth part of the document provides a summary of the key findings and recommendations. It concludes that a comprehensive data management strategy is crucial for the organization's long-term success and growth.

## **AGENDA**

### **OCTOBER 29, 1992 PUBLIC WORKSHOP FOR A NEW COMPREHENSIVE PLAN SANTA CLAUS, INDIANA**

#### **A. GENERAL SESSION**

- 6:00 - 6:15 P.M.            1. Purpose of Planning
- a. General
  - b. Legal Ramifications
  - c. Visions of Future
  - d. Base Information for Grants
- 6:15 - 6:30 P.M.            2. Background Information about Santa Claus
- a. Population Trends and Forecasts
  - b. Existing Economic Base
  - c. Circulation/Transportation
  - d. Existing Land Use
- 6:30 - 7:00 P.M.            3. Future Development Opportunities and Constraints

#### **B. SMALL GROUP SESSION**

- 7:00 - 7:30 P.M.            1. Small Groups to Consider General Statements

#### **C. RECONVENE AS LARGE GROUP**

- 7:00 - 7:40 P.M.            1. Reports from each group
- 2. Discussion
  - 3. Closing Comments

#### **D. COMPLETE COMMUNITY NEEDS SURVEY**

7:50 - 8:00 P.M.

#### **E. ADJOURN**

8:00 P.M.