COMPREHENSIVE

DEVELOPMENT PLAN UPDATE

2006 to 2026

Prepared For

LINN COUNTY, KANSAS

Prepared By

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LINN COUNTY, KANSAS

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Location

Linn County is located in southeast Kansas, and is bounded by Miami County to the north, Bourbon County to the South, Anderson County to the west, and Bates County (Missouri) to the east and northeast. Other counties that touch Linn County at the corners are Vernon County, Missouri to the southeast, Allen County, Kansas to the southwest, and Franklin County, Kansas to the northwest. Linn County is divided into 11 townships totaling approximately 637 square miles of area. The county is bisected by Kansas State Highway 7, with U.S. 69 running on a north/south axis through the eastern third of the county and County Highway 1077 on a north/south axis through the western side of the County.

History of Linn County (excerpts taken from Linn County's Captured Memories – 1855-2005)

Linn County, situated in the eastern tier, next to the Missouri state line, and in the third tier south of the Kansas River, was one of the original 33 counties created by the first territorial legislature. The original name of the county was Green, but, shortly after the commencement of our domestic conflict, it was changed to that of Linn. This was done because of the course taken by the Senator from Missouri, in whose honor it had been named. Senator Green took an active part in the rebellion against the Government, and sought to use his influence to procure its overthrow. The Legislature promptly removed a name that had become tarnished with the dark stain of treason from a page of history, and placed in its stead that of the distinguished statesman and advocate of freedom, William H. Linn.

The general surface of the county is undulating, rather broken in the eastern part, and about one-tenth is too rough for cultivation. One-fifth is rich bottomland, very fertile and productive. The highest elevation is Silver Hill, near the Marais des Cygnes River, which rises to a height of 300-feet above the Marais des Cygnes river.

Linn County was organized in 1855. The first board of county commissioners – called a court – consisted of R.E. Elliott, president, L.M. Love and Brisco Davis. They appointed James F. Fox, treasurer; Joseph D. Wilmot, clerk; James Driskill, assessor; William Rogers, surveyor; Joseph E. Brown, sheriff; and Elisha Tucker, coroner. On February 20, 1866, an election was held to relocate the county seat, originally chosen for the town Paris and later moved to Linnville. As a result of the election, Mound City was selected as the new county seat. The county seat location changed multiple times thereafter between 1865 and 1875; finally, the third and last time the seat of justice selected Mound City.

Coal Mining of Linn County (excerpts taken from University of Kansas Extension Publication 'Coal Mining in Kansas')

Coal mining in Kansas began in the 1850's, with shallow mines dug near Fort Leavenworth in Leavenworth County. In the 1850's, Missourians mined coal in Cherokee County near what in now Weir, Kansas, for use by blacksmiths. Coal production was central to the development of railroading just before and after the Civil War. Because coal burned hotter and was less bulky than wood, coal soon became the preferred fuel for the steam locomotives. Additional strip mines were opened during the 1870's in Bourbon, Cherokee, and Crawford counties.

In the late 1800's the coal mines in southeast Kansas became the important coal producing region of the state due to the abundance and quality of the coal. This area dominated coal production into the 1970's until Pittsburg and Midway Coal Mining Company, Mine #19, shut down in Cherokee County, and Pittsburg and Midway (also known as P and M) started full production at their Midway mine in Linn County and Bates County, Missouri, mining the Mulberry coal.

From that time to the present Linn County periodically became the dominant county over Crawford County. The P and M Midway Mine stopped production in 1990.

Today the only active coal mines in Kansas are located in southern Linn County. These coal mines produce the Mulberry coal that is blended and burned with low sulfur coal from Wyoming at the La Cygne Generating Station near La Cygne, Kansas. From 1997-2000, Linn County coal production was the largest of any county in the state, and the only commercial coal production in the state.

This section is not a detailed history but brief glimpse at some of the issues that led to the formation of the county. For more detailed information check the county's historical society or the following website:
http://www.rootsweb.com/~neresour/andreas/Linn/Linn-p1.html)

THE PURPOSE OF COMPREHENSIVE PLANNING

The Linn County Comprehensive Development Plan is designed to promote orderly growth and development for the County and its communities. The Comprehensive Development Plan will provide policy guidelines to enable citizens and elected officials to make informed decisions about the future of the County.

The Plan acts as a tool to develop a road map that guides the community through change.

The Comprehensive Development Plan will provide a guideline for the location of future developments within the planning jurisdiction of Linn County. The Comprehensive Development Plan is intended to encourage a strong economic base for the County so the goals of the County are achieved.

The Plan will assist Linn County in evaluating the impacts of development (i.e. economic, social, fiscal, service and amenity provision, health, safety and general welfare) and encourage appropriate land uses throughout the jurisdictional area of the County. The objective of planning is to provide a framework for guiding the community, whether a county or a city, toward orderly growth and development. The Plan assists the County in balancing the physical, social, economic, and aesthetic features as it responds to private sector interests.

Planned growth will make Linn County more effective in serving residents, more efficient in using resources, and increasingly able to meet the standard of living and quality of life every individual citizen desires.

THE COMPREHENSIVE PLANNING PROCESS

Comprehensive planning begins with the data collection phase. Data is collected that provide a snapshot of the past and present County conditions. Analysis of data provides the basis for developing forecasts for future land-use demands in the County.

The second phase of the planning process is the development of general goals and policies based upon the issues facing the County in the future. These are practical guidelines for improving existing conditions and guiding future growth. The

Comprehensive Development Plan is a vision presented in text, graphics and tables that represent the desires of the County for the future.

The Comprehensive Development Plan represents a blueprint designed to identify, assess, and develop actions and policies in the areas of population, land use, transportation, housing, economic development, community facilities, and utilities. The Comprehensive Development Plan contains recommendations that when implemented will be of value to the County and its residents.

Implementation is the final phase of the process. A broad range of development policies and programs are required to implement the Comprehensive Development Plan. The Comprehensive Development Plan identifies the tools, programs, and methods necessary to carry out the recommendations. Nevertheless, the implementation of the development policies contained within the Comprehensive Development Plan is dependent upon the adoption of the Plan by the governing body, and the leadership exercised by the present and future elected and appointed officials of the County.

The Plan was prepared under the direction of the Linn County Planning Commission, the office of the Planning and Zoning Director with the assistance and participation of the Linn County Board of Commissioners, the Plan Review Committee and citizens of Linn County. The planning time period for achieving goals, programs, and developments identified in the Linn County Comprehensive Development Plan is 20 years. However, the County should review the Plan annually and update the document every ten to fifteen years, or when a pressing need is identified. Updating the Comprehensive Development Plan will allow the County to incorporate ideas and developments that were not known at the time of the previous comprehensive planning process.

COMPREHENSIVE PLAN COMPONENTS

Kansas State Statute 12-741, effective on and after January 1, 1992, states that, "planning and zoning in cities and counties; authorization. (a) This act is enabling legislation for the enactment of planning and zoning laws and regulations by cities and counties for the protection of the public health, safety and welfare, and is not intended to prevent the enactment or enforcement of additional laws and regulations on the same subject which are not in conflict with the provisions of this act."

The Comprehensive Development Plan for Linn County will include the following:

- Profile Linn County
  - County Assessment – Conditions and Trend Analysis
  - County Facilities
  - Existing Land Use
  - Environmental Conditions
- Envision Linn County
  - Town Hall meeting results
  - Goals and policy development
- Achieve Linn County
  - County Land Use Management Plan (CLUMP)
  - Future Land Use Plan

  - Transportation Plan
- Linn County Plan Implementation

Analyzing past and existing demographic, housing, economic and social trends permit the projection of likely conditions in the future. Projections and forecasts are useful tools in planning for the future; however, these tools are not always accurate and may change due to unforeseen factors. Also, past trends may be skewed or the data may be inaccurate, creating a distorted picture of past conditions. Therefore, it is important for Linn County to closely monitor population, housing and economic conditions that may impact the County. Through periodic monitoring, the County can adapt and adjust to changes at the local level. Having the ability to adapt to socio-economic change allows the County to maintain an effective Comprehensive Development Plan for the future, to enhance the quality of life, and to raise the standard of living for all residents.

The Comprehensive Development Plan records where Linn County has been, where it is now, and where it likely will be in the future. Having this record in the Comprehensive Development Plan will serve to inform County officials as much as possible. The Comprehensive Development Plan is an information and management tool for County leaders to use in their decision-making process when considering future developments. The Comprehensive Development Plan is not a static document; it should evolve as changes in the land-use, population or local economy occur during the planning period. This information is the basis for Linn County's evolution as it achieves its physical, social, and economic goals.

GOVERNMENTAL AND JURISDICTIONAL ORGANIZATION

The Linn County Board of Commissioners, which is a board of elected officials that performs the governmental functions for the County. Each incorporated community in Linn County also has elected officials and officers that oversee how their community is governed.

The planning and zoning jurisdiction of Linn County, pursuant to Kansas State Statute 12-754, effective on or after January 1, 1992, includes the following: (a) The zoning regulations for a county shall define the area of zoning jurisdiction as all or any portion of the unincorporated area. The zoning regulations for a city shall define the zoning jurisdiction as including the area within the city limits and may also include land located outside the city which is not currently subject to county zoning regulations and is within three miles of the city limits, but in no case shall it include land which is located more than half the distance to another city. The governing body of the city shall notify the Board of County Commissioners, in writing, or at least 60 days prior to adoption, of its intent to adopt zoning regulations affecting an area outside the city limits.

There are seven communities in Linn County that are incorporated, which include: Blue Mound, La Cygne, Linn Valley, Mound City, Parker, Pleasanton, and Prescott. Linn County also has multiple unincorporated areas, these are: Boicourt, Cadmus, Centerville, Critzer, Dunlay, Goodrich, Farlinville, Findley, La Cygne Corner, Mantey, and Trading Post.

PROFILE LINN COUNTY

DEMOGRAPHIC PROFILE

Population statistics aid decision-makers by developing a broad picture of Linn County. It is important for Linn County to understand where it has been, where it is and where it appears to be going. Population is the driving force behind housing, local employment, economy, and fiscal stability of the County. Historic population conditions assist in developing demographic projections, which in turn assist in determining future housing, retail, medical, recreational, employment, and educational needs within the County. Projections provide an estimate for the County to base future land-use and development decisions. However, population projections are only estimates and unforeseen factors may impact projections significantly.

Population Trends and Analysis

Table 1 indicates the population for the incorporated communities in Linn County, the unincorporated areas, and Linn County as a whole, between 1980 and 2004. This information provides the residents of Linn County with a better understanding of their past and present population trends and changes. Linn County's population in 2000 was 9,570 persons, which was an increase of 1,316 persons, or 15.9%, from 1990. The County's population in 2004 was estimated to be 9,775 – an increase of 205 persons, 2.1%, over 2000.

The table indicates that Linn County had a net increase of 1,541 persons or 18.7% between 1980 and 2004. This was driven primarily by an increase in the populations of Linn County's incorporated areas. The greatest population increases, with regard to percentages for the incorporated areas, occurred in La Cygne and Mound City. Linn County saw only two of its communities, Blue Mound and Prescott, experience decreases in population. However, examining the changes in population between 1990 and 2000; there were two additional communities that saw growth during that period, Parker and Pleasanton. There was no 1990 data was available for Linn Valley, which was incorporated in 1998.

Linn County exhibited its greatest population gain, both in terms of total number of persons and in percentage, within Table 1, between 1990 and 2000, when it recorded an increase of 1,316 persons, or 15.9%. During this period, the unincorporated areas of Linn County experienced a population gain of 487 persons, or 11.2%, and the incorporated areas increased by 829 persons, or 21.3%.

Since 2000, estimates for Linn County show the population has continued to increase slowly overall. Five communities were responsible for this growth – Linn Valley, Blue Mound, Parker, La Cygne and Prescott. The county increased by 2.1% from 2000 to 2004, while the incorporated and unincorporated areas had population changes of 0.3% and 3.1%, respectively.

TABLE 1: POPULATION TRENDS, LINN COUNTY & COMMUNITIES, 1980 TO 2004

Community	1980	1990	% Change 1980 to 1990	2000	% Change 1990 to 2000	2004	% Change 2000 to 2004	% Change 1980 to 2004
Blue Mound	319	251	-21.3%	277	10.4%	284	2.5%	-11.0%
La Cygne	1,025	1,066	4.0%	1,115	4.6%	1,123	0.7%	9.6%
Linn Valley	-	-	-	562	-	579	3.0%	-
Mound City	755	789	4.5%	821	4.1%	815	-0.7%	7.9%
Parker	270	256	-5.2%	281	9.8%	285	1.4%	5.6%
Pleasanton	1,303	1,231	-5.5%	1,387	12.7%	1,370	-1.2%	5.1%
Prescott	319	301	-5.6%	280	-7.0%	282	0.7%	-11.6%
Incorporated Areas	3,991	3,894	-2.4%	4,723	21.3%	4,738	0.3%	18.7%
Unincorporated Areas	4,243	4,360	2.8%	4,847	11.2%	5,037	3.9%	18.7%
Linn County	**8,234**	**8,254**	**0.2%**	**9,570**	**15.9%**	**9,775**	**2.1%**	**18.7%**

Note: Linn Valley was incorporated in 1998.
Source: U.S. Census Bureau, Census of Population and Housing, 1980 - 1990, 2000, 2004

Migration Analysis

Migration analysis allows a county to understand how specific dynamics are influencing population change. Migration indicates the population size that has migrated in or out of the County. The migration number is determined by subtracting the natural change in population (i.e. births minus deaths) from the total change in population. Table 2 shows the total change in population for Linn County from 1990-2000, and annually from 2000 to 2003. A negative number in the "Total Migration" column indicates the number of persons that have left the County, while a positive number indicates the number of persons that have moved into the County. Unfortunately, this analysis is only available for the County as a whole. These data have limited availability for communities.

Migration analysis is important for a county to understand since it offers an explanation of how the population changes over time. Through migration analysis, it can be determined how much of a population change was due to persons moving in or out of an area, and how much was due to births or deaths in the area. For example, assume an area had a total change of 100 persons during any given time period, but there were 15 more births than deaths during that same time period. Looking at the natural change only, the area should have grown by 15 persons. However, when the total change of 100 is taken into account, we need to subtract out those births in order to determine what caused the remaining change. If the total change of 100 was an increase, then 85 people moved into the area (100 increase – 15 births that occurred in area = 85 additional people in area). If, however, the total change of 100 represented a loss, then 115 people moved out of the area (100 decrease + 15 births in the area that did not increase the population = 115 people moved out of the area).

TABLE 2: MIGRATION ANALYSIS, LINN COUNTY, 1990 TO 2000

Time Period	Total Change (persons)	Natural Change (persons)	% Natural Change	Total Migration (persons)	% Migration
1990-2000	1,326	(281)	-	1,607	-
2000-2001	140	(7)	-	147	-
2001-2002	10	(3)	-	13	-
2002-2003	30	10	-	20	-
Total	**1,506**	**(281)**	**-18.7%**	**1,787**	**118.7%**

Source(s): U.S. Census Bureau, Census of Population and Housing, 1990 and 2000; U.S. Census Bureau, 2001-2003 Population Estimates
Kansas Department of Health and Environment, Vital and Health Statistics Data, 1990-2003

Table 3 indicates deaths exceeded births in Linn County for each reporting period from 1990 to 2003. Based upon this information and the migration analysis formula, the primary factor of Linn County's increasing population can be determined for any given period. During all reporting periods, the increase was primarily due to in-migration. It is important to note the difference in migration and natural change from 1990 to 2003. Most significant is the margin by which migration outweighed natural change, a total of -281 compared to 1,787.

Age Structure Analysis

Age structure is an important component of population analysis. By analyzing age structure, one can determine which age groups (cohorts) within Linn County are being affected by population shifts and changes. Each age cohort affects the population in a number of different ways. For example, the existence of larger young cohorts (20-44 years) means that there is a greater ability to sustain future population growth than does larger older cohorts. On the other hand, if the large, young cohorts maintain their relative size, but do not increase the population as expected, they will, as a group, tend to strain the resources of an area as they age. Understanding what is happening within the age groups of the County's population is necessary to effectively plan for the future.

TABLE 3: AGE-SEX CHARACTERISTICS, LINN COUNTY, 1990 TO 2000

Age	1990		2000		1990-2000		1990-2000	
	Male and Female	% of Total	Male and Female	% of Total	Net Change	% Change	Cohort Change	% Change
0-4	519	6.3%	603	6.3%	84	16.2%	603	-
5-9	693	8.4%	618	6.5%	-75	-10.8%	618	-
10-14	556	6.7%	721	7.5%	165	29.7%	202	38.9%
15-19	529	6.4%	675	7.1%	146	27.6%	-18	-2.6%
20-24	363	4.4%	420	4.4%	57	15.7%	-136	-24.5%
25-29	524	6.3%	450	4.7%	-74	-14.1%	-79	-14.9%
30-34	480	5.8%	483	5.0%	3	0.6%	120	33.1%
35-44	1,004	12.2%	1,392	14.5%	388	38.6%	388	38.6%
45-54	859	10.4%	1,381	14.4%	522	60.8%	377	37.5%
55-64	919	11.1%	1,077	11.3%	158	17.2%	218	25.4%
65-74	962	11.7%	921	9.6%	-41	-4.3%	2	0.2%
75 & older	846	10.2%	829	8.7%	-17	-2.0%	-979	-54.1%
Total	**8,254**	**100.0%**	**9,570**	**100.0%**	**1,316**	**15.9%**	**1,316**	**15.9%**

Selected Characteristics	1990		2000		Total Change	
	Under 18 years of age	2,134	Under 18 years of age	2,397	18 and under	**263**
	% of total population	25.9%	% of total population	25.0%	% change	**12.3%**
	Total 65 yrs and older	1,808	Total 65 yrs and older	1750	65 and older	**-58**
	% of total population	21.9%	% of total population	18.3%	% change	**-3.2%**
	Median Age	39.4	Median Age	40.8	Median Age	**1.4**
	Total Females	4,205	Total Females	4,785	Total Females	**580**
	Total Males	4,049	Total Males	4,785	Total Males	**736**
	Total Population	**8,254**	**Total Population**	**9,570**	**Total Change**	**1,316**

Source: U.S. Census Bureau, Census of Population and Housing, STF-1A, 1980, 1990

Table 3 exhibits the age cohort structure for Linn County in 1990 and 2000. Examining population age structure may indicate significant changes affecting the different population segments within the County. Realizing how many persons are in each age cohort, and at what rate the age cohorts are changing in size, will allow for informed decision-making in order to maximize the future use of resources. As shown in Table 3, changes between 1990 and 2000 occurred within a number of different age group cohorts.

One method of analyzing cohort movement in a population involves comparing the number of persons aged between 0 and 4 years in 1990 with the number of persons in the same age cohort 10 years later, or aged between 10 and 14 years in 2000. For example, in Linn County, there were 519 children between the ages of 0 and 4 in 1990, and in 2000 there were 721 children between the ages of 10 and 14, an increase of 202 children. A review of population by this method permits one to undertake a detailed analysis of which cohorts are moving in and out of the County. The positive change in this cohort indicates in-migration.

Linn County experienced growth in many of its age cohorts. The 0 to 4 and 5 to 9 cohorts always indicate an increase, since the persons, in that group, were not born when the previous census was completed. Note that the cohorts represented in Table 3 differ from those listed below due to the consolidation of various cohorts between 1990 and 2000. Increases in the cohorts occurred in five age groups between 1990 and 2000, these cohort shifts were:

1990 Age Cohort	Number	2000 Age Cohort	Number	Change
NA	NA	0-4 years	603 persons	+ 603 persons
NA	NA	5-9 years	618 persons	+ 618 persons
0-4 years	519 persons	10-14 years	1,225 persons	+ 156 persons
25-34 years	2,054 persons	35-44 years	2,401 persons	+ 347 persons
35-44 years	2,076 persons	45-54 years	2,100 persons	+ 24 persons
Total Change				**+ 1,748 persons**

There were also seven of the age-cohorts that existed in 1990 and 2000 declined in number. While the County population increased during this ten year span, an analysis of where the changes took place will lead to an understanding of what services will be needed in the future.

Decreases in the cohorts occurred in a number of age groups between 1990 and 2000, these cohort shifts were:

1990 Age Cohort	Number	2000 Age Cohort	Number	Change
5-9 years	693 persons	15-19 years	675 persons	-18 persons
10-14 years	556 persons	20-24 years	420 persons	-136 persons
15-19 years	529 persons	25-29 years	450 persons	- 79 persons
20-24 years	1,210 persons	30-34 years	865 persons	- 345 persons
45-54 years	1,428 persons	55-64 years	1,401 persons	- 27 persons
55-64 years	1,327 persons	65-74 years	1,170 persons	- 1,572 persons
65 years +	2,456 persons	75 years +	1,332 persons	-1,124 persons
Total Change				**- 3,301 persons**

Outside of the 2000 age groups of 0-4 and 5-9 years, the greatest increases included the 15-19 (2000) and 35-44 (2000) age groups. An important trend to note in Linn County is the increase into the 2000 cohorts of 10-14 and 20-24. Typically in Midwestern areas, these cohorts decrease due to movement to secondary education locations or employment opportunities. In addition, the increases seen in the 2000 cohorts of 10-14 and 35-44 indicate a solid in-migration of family populations between 1990 and 2000.

The three age cohorts, from 2000, representing the most negative change, are the 30-34, 75 years and older, and 65-74 age cohorts. The changes in the 75 years and older age cohort were most likely due to either deaths or people moving into elderly care facilities located in other counties. The changes in the 30-34 age cohorts in 2000 is most likely related to persons moving for employment opportunities outside of the County. The change in the latter cohort indicates that the county and communities need to focus on economic development strategies that attempt to capture a larger share of that age group as they finish their college education or are in the early stages of their careers. However, the 2000 U. S. Census is indicating that a large number of families are moving to Linn County once they reach the typical child bearing years. Some of this may be due to increased employment opportunities in the County, which can be attributed by Linn County's close proximity to Kansas City, Fort Scott, and other larger communities.

The median age in Linn County increased from 39.4 years in 1990 to 40.8 years in 2000. The proportion of persons less than 18 years of age increased slightly in total population between 1990 and 2000, while those aged 65 years and older

decreased slightly by 1.9% overall. There is a segment of the population that often works in Kansas City and has chosen to live in Linn County and commute. The 10-14 year old age group of 2000 showed an increase of 156 persons, which leads to the assumption that people with young families may be drawn to Linn County because of its quality of life and close proximity to the Kansas City Metropolitan Area.

In order to accommodate a growing number of elderly, whom tend to desire the ability to remain in place as they age, Linn County, in cooperation with the communities, should be involved in developing facilities that can house those that need assistance and allow them to feel safe and comfortable. To encourage the return of the younger and middle age groups, the County should be involved in economic development activities, including housing options and the continued maintenance and improvement of infrastructure to accommodate new growth, making Linn County an attractive place to live and work. Kansas City, Overland Park, and Olathe commuters living in Linn County is fine for increasing the population base, but Linn County also needs a plan to develop its economic base. With a larger, secure economic base, Linn County would be better positioned to plan for and meet its future service needs.

Population Projections

Population projections are estimates based upon the past and present. These projections allow Linn County to estimate what the population will be in future by looking at the past trends. By scrutinizing population changes in this manner, the County will be able to develop a baseline from which they can create different future scenarios. A number of factors (demographics, economics, social, etc.) may affect projections positively or negatively. At the present time, these projections are the best crystal ball Linn County has for predicting future population changes. There are many methods to project the future population trends; the eight projections used below are intended to give Linn County a broad overview of the possible future population growth.

Trend Line Analysis

Trend Line Analysis is a process of projecting future populations based upon changes during a specified period of time. In the analysis of Linn County, three different trend lines were reviewed: 1980 to 2004, 1990 to 2004, and 2000 to 2004. A review of these trend lines indicates Linn County's population will continue to increase in population through 2030. The following projections summarize the decennial population for Linn County through 2030.

Linn County Trend Analysis

Year	Trend: 1980 to 2004	Trend: 1990 to 2004	Trend: 2000 to 2004
2010	10,018 persons	10,452 persons	17,198 persons
2020	10,779 persons	11,827 persons	18,243 persons
2030	11,641 persons	13,384 persons	19,353 persons

Cohort Survival Analysis

Cohort Survival Analysis reviews the population by different age groups and sex. The population age groups are then projected forward by decade using survival rates for the different age cohorts. This projection model accounts for average birth rates by sex and adds the new births into the future population.

The Cohort Survival Model projection indicates Linn County's population will first decrease and then increase through 2030. ***The following projection for Linn County is based on applying survival rates to age cohorts, but does not consider the affects of either in-migration or out-migration***.

Linn County Cohort Survival Analysis

Year	Cohort Survival Model
2010	8,912 persons
2020	9,156 persons
2030	9,620 persons

Modified Cohort Survival Analysis

The Modified Cohort Survival Analysis reviews the populations generated by the cohort model and adjust the population for migration. The adjustments are based upon assumed migration levels, in the case of Linn County it was in-migration. The modified models examined a 5% per decade in-migration, a 10% per decade in-migration, a 15% per decade in-migration, and an 18% per decade in-migration. The latter three were completed in order to examine the growth of Linn County if the level of in-migration were to suddenly increase over the planning period.

Linn County Modified Cohort Survival Analysis with 5% In-migration per decade

Year	Modified Cohort Survival Model
2010	9,358 persons
2020	9,613 persons
2030	10,101 persons

Linn County Modified Cohort Survival Analysis with 10.0% In-migration per decade

Year	Modified Cohort Survival Model
2010	9,803 persons
2020	10,071 persons
2030	10,582 persons

Linn County Modified Cohort Survival Analysis with 15.0% In-migration per decade

Year	Modified Cohort Survival Model
2010	10,248 persons
2020	10,529 persons
2030	11,063 persons

Linn County Modified Cohort Survival Analysis with 18.0% In-migration per decade

Year	Modified Cohort Survival Model
2010	10,516 persons
2020	10,804 persons
2030	11,351 persons

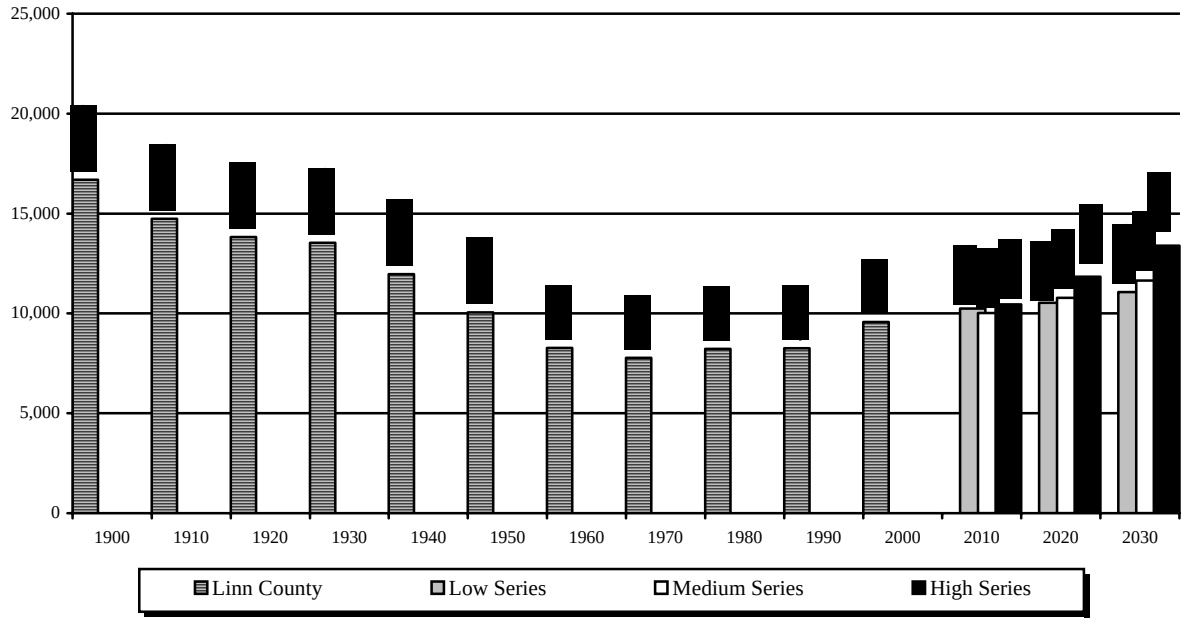
Summary of Population Projections

Using the modeling techniques discussed in the previous paragraphs, a summary of the six population projections for Linn County through the year 2030 is shown in Figure 1. Three population projection scenarios were selected and include (1) a Low Series; (2) a Medium Series; and, (3) a High Series. All of the projections forecast an increase in County population through the year 2030. The following population projections indicate the different scenarios that may be encountered through the year 2030.

Year	**Low Series = *15% In-migration***	**Medium Series = *1990 - 2004***	**High Series = *2000 - 2004***
2010	10,248 persons	10,018 persons	10,452 persons
2020	10,529 persons	10,779 persons	11,827 persons
2030	11,063 persons	11,641 persons	13,384 persons

Figure 1 reviews the population history of Linn County between 1900 and 2000, and identifies the three population projection scenarios into the years 2010, 2020, and 2030. Figure 1 indicates the peak population for Linn County occurred in 1900 with 16,689 people. Beginning in 1900, Linn County has had an overall steady population. The only major changes occurred during the 1930's and 1940's. This decrease could be attributed to the economic condition of the United States, as well as World War II, which occurred during these two decades. However, starting in 1980, Linn County's population began to slowly increase.

FIGURE 1: POPULATION TRENDS AND PROJECTIONS, LINN COUNTY, 1900 TO 2030



Source: U.S. Census Bureau, Census of Population and Housing, 1900-2000, 2003

As stated previously, the projections have been developed from data from the past, as well as present conditions. A number of external and internal demographic, economic and social factors may affect these population forecasts. Linn County should monitor population trends, size and composition periodically in order to determine what the direction their county is heading.

TABLE 4: POPULATION PROJECTION SERIES, LINN COUNTY AND COMMUNITIES, 2000 TO 2030

Community	2000 Census	Low Series			Medium Series			High Series		
		2010	2020	2030	2010	2020	2030	2010	2020	2030
Blue Mound	277	296	304	320	290	312	336	302	342	387
Le Cygne	1115	1,194	1,227	1,289	1,167	1,256	1,356	1,218	1,378	1,559
Linn Valley	562	602	618	649	588	633	683	614	694	786
Mound City	821	878	902	948	859	924	998	896	1,014	1,147
Parker	281	300	308	324	294	316	341	306	347	392
Pleasanton	1,387	1,485	1,526	1,603	1,452	1,562	1,687	1,514	1,714	1,939
Prescott	280	299	307	323	293	315	340	305	345	391
Incorporated Areas	4,723	5,054	5,193	5,456	4,941	5,316	5,741	5,155	5,833	6,601
Unincorporated Areas	4,847	5,194	5,336	5,607	5,077	5,463	5,900	5,297	5,994	6,783
Linn County	**9,570**	**10,248**	**10,529**	**11,063**	**10,018**	**10,779**	**11,641**	**10,452**	**11,827**	**13,384**

Source: Population projections, JEO Consulting Group, 2006

Table 4 shows the population projection by series for each of the areas within Linn County. The population projections for the communities were found by determining the proportion of the total population that each community had in 2000 and calculating that percentage for each series. This method of projection is helpful and gives an idea of where people are likely to live. This method does not consider the social issues that people use when choosing a place to live, which have the potential to alter population projections in any direction substantially.

HOUSING PROFILE

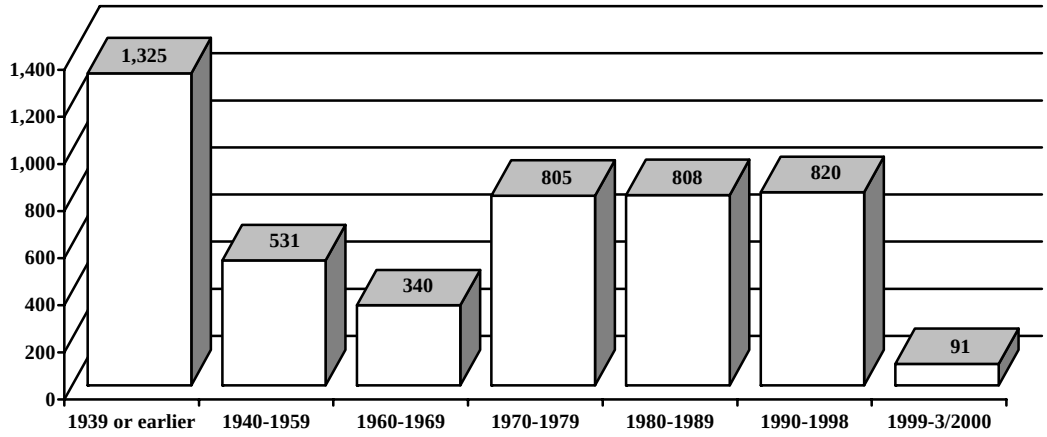
The housing profile is an analysis that aids in determining the composition of owner-occupied and renter-occupied units, as well as the existence of vacant units. It is important to evaluate information on the value of owner-occupied housing units, and monthly rental rates for renter-occupied housing units, to determine if housing costs are a financial burden to Linn County residents.

To project future housing needs, several factors must be considered. These factors include population change, household income, employment rates, land use patterns, and residents' attitudes. The following tables and figures provide the information to aid in determining future housing needs and develop policies designed to accomplish the housing goals for Linn County.

Age of Existing Housing Stock

An analysis of the age of Linn County's housing stock reveals a great deal about population and economic conditions of the past. The age of the housing stock may also indicate the need for rehabilitation efforts, or new construction within the County. Examining the housing stock is important in order to understand the overall quality of housing and the quality of life in Linn County.

FIGURE 2: AGE OF EXISTING HOUSING STOCK, LINN COUNTY, 2000



Source: U.S. Census Bureau, Census of Population and Housing, SF3, 2000

Figure 2 indicates 1,325, or 28.1% of Linn County's 4,720 total housing units in the year 2000, were constructed prior to 1940. There were 2,433 housing units, or 51.5% of the total, constructed between 1970 and 1998. This indicates there was a strong economy during this time. Nearly 47% of Linn County's housing units were built prior to 1970, which may indicate a need for a housing rehabilitation program to improve the quality and energy efficiency of these older homes. Additionally, demolition of units that are beyond rehabilitation may be necessary.

Housing Trends

An analysis of housing trends can reveal a great deal about the different sectors of the population in the County. Housing trends may also indicate the potential demand for additional owner- or renter-occupied housing. Examining housing trends is important in order to understand the overall diversity of the population and their quality of life within Linn County.

TABLE 5: COMMUNITY HOUSING TRENDS, LINN COUNTY, 1990 AND 2000

Selected Characteristics	1990	2000	% Change 1990-2000
Population	8,254	9,570	15.9%
Persons in Households	8,072	9,439	16.9%
Persons in Group Quarters	182	131	-28.0%
Persons per Household	2.51	2.48	-1.2%
Total Housing Units	4,811	4,720	-1.9%
Occupied Housing Units	3,215	3,807	18.4%
Owner-occupied units	2,577	3,143	22.0%
Renter-occupied units	638	664	4.1%
Vacant Housing Units	1,596	913	-42.8%
Owner-Occupied vacancy rate	2.2%	-	-
Renter-Occupied vacancy rate	9.9%	-	-
Single-family Units	3,144	3,350	6.6%
Duplex/Multiple-family units	122	117	-4.1%
Mobile Homes, trailer, other	1,545	1,253	-18.9%
Median Contract Rent - 1990 and 2000			
Linn County	$151	$412	**172.8%**
Kansas	**$285**	**$498**	**74.7%**
Median Value of Owner-Occupied Units - 1990 and 2000			
Linn County	$26,800	$56,100	**109.3%**
Kansas	**$52,200**	**$83,500**	**60.0%**

Source: U.S. Census Bureau, Census of Population and Housing, STF-1A, 1990, DP-4 2000

Table 5 indicates the number of persons living in households increased between 1990 and 2000 by 1,367 persons, or 16.9%, and the number of persons in group quarters decreased by 51 persons, or -28.0%. In addition, the number of persons per household decreased from 2.51 to 2.48 persons, consistent with a national trend of a declining household size.

Table 5 also indicates the number of occupied housing units decreased from 4,811 in 1990 to 4,720 in 2000, or -1.9%. Similarly, vacant housing units decreased, from 1,596 in 1990 to 913 in 2000, or -42.8%.

Single-family housing units increased from 3,144 in 1990 to 3,350 in 2000, or 6.6%. Duplex and multi-family housing decreased slightly from 122 units to 117 units in 2000, or -4.1%. Mobile homes and trailers had the largest change, decreasing from 1,545 to 1,253, or -18.9%.

Median contract rent in Linn County increased from $151 per month in 1990 to $412 per month in 2000, or 172.8%. The State's median monthly contract rent increased by 74.7%. This indicates Linn County has seen contract rent increase at a greater rate than the state. This trend could continue to increase as more commuters make the choice to live in a rural setting, or small communities, near Kansas City. Comparing changes in monthly rents between 1990 and 2000 with the Consumer Price Index (CPI) enables the local housing market to be compared to national economic conditions. Inflation between 1990 and 2000 increased at a rate of 32.1%, indicating Linn County rents increased at a rate more than five times faster than the rate of inflation. Thus, Linn County tenants were paying considerably higher monthly rents in 2000, in terms of real dollars, than they were in 1990, on average.

The median value of owner-occupied housing units in Linn County increased from $26,800 in 1990 to $56,100 in 2000 and represents an increase of 109.3%. The median value for owner-occupied housing units in the state showed an increased of 60.0%. Housing values in Linn County increased at a rate nearly three and a half times greater than the CPI. This indicates housing values Statewide and Countywide exceeded inflation and were valued considerably higher in 2000, in terms of real dollars, than in 1990, on average.

In terms of real dollars, tenants in Linn County were paying greater contract rent. In addition, the residents in the County saw a substantial increase in housing costs. This trend is consistent with the state, as data show housing costs across Kansas have exceeded inflation. This trend has created a seller's market, it can also act as an incentive to property owners to update and rehabilitate housing units.

TABLE 6: HOUSING UNITS BY COMMUNITY, LINN COUNTY - 2000

Community	Housing Units 2000	Occupied Housing Units 2000	Vacant Units 2000	Owner Occupied 2000	Renter Occupied 2000	Persons per Household 2000
Blue Mound	136	116	20	100	16	2.39
La Cygne	507	459	48	334	125	2.38
Linn Valley	415	238	177	220	18	2.36
Mound City	354	331	23	252	79	2.33
Parker	109	96	13	80	16	2.93
Pleasanton	617	562	55	379	183	2.47
Prescott	124	109	15	85	24	2.03
Incorporated Areas	**2,262**	**1,911**	**351**	**1,450**	**461**	**1.69**
Unincorporated Areas	**2,458**	**1,896**	**562**	**1,693**	**203**	-
Linn County	**4,720**	**3,807**	**913**	**3,143**	**664**	**2.48**

Source: U.S. Census Bureau, Census of Population and Housing, SF1 – DP1 2000

Table 6 examines the housing units based upon the communities in Linn County, as well as the units in the unincorporated areas for 2000. The table indicates that the majority of the housing units are located in the unincorporated areas of the County. Quantifying these numbers will allow the county to understand the conditions within the unincorporated areas of Linn County compared to the communities. Based upon Table 6, 52.1% of the housing units were located within the unincorporated area of Linn County. In addition, a majority (61.6%) of the vacant units were located in the unincorporated area. In regards to Renter Occupied Units, only 30.6% of the units were in the unincorporated area.

TABLE 7: TENURE OF HOUSEHOLD BY SELECTED CHARACTERISTICS, LINN COUNTY, 1990 TO 2000

Householder Characteristic	1990				2000				O.O.	R.O.
	Owner-Occupied	% O.O	Renter-Occupied	% R.O	Owner-Occupied	% O.O	Renter-Occupied	% R.O	Percent Change	
Tenure by Number of Persons in Housing Unit (Occupied Housing Units)										
1 person	573	22.2%	201	31.5%	688	21.9%	224	33.7%	20.1%	11.4%
2 persons	1,103	42.8%	145	22.7%	1,356	43.1%	174	26.2%	22.9%	20.0%
3 persons	330	12.8%	112	17.6%	430	13.7%	108	16.3%	30.3%	-3.6%
4 persons	339	13.2%	96	15.0%	388	12.3%	86	13.0%	14.5%	-10.4%
5 persons	162	6.3%	50	7.8%	191	6.1%	45	6.8%	17.9%	-10.0%
6 persons or more	70	2.7%	34	5.3%	90	2.9%	27	4.1%	28.6%	-20.6%
TOTAL	**2,577**	**100.0%**	**638**	**100.0%**	**3,143**	**100.0%**	**664**	**100.0%**	**22.0%**	**4.1%**
Tenure by Age of Householder (Occupied Housing Units)										
15 to 24 years	48	1.9%	64	9.6%	57	1.8%	88	13.3%	18.8%	37.5%
25 to 34 years	289	11.2%	201	30.3%	310	9.9%	133	20.0%	7.3%	-33.8%
35 to 44 years	407	15.8%	109	16.4%	567	18.0%	143	21.5%	39.3%	31.2%
45 to 54 years	389	15.1%	58	8.7%	640	20.4%	106	16.0%	64.5%	82.8%
55 to 64 years	462	17.9%	58	8.7%	570	18.1%	54	8.1%	23.4%	-6.9%
65 to 74 years	542	21.0%	63	9.5%	524	16.7%	64	9.6%	-3.3%	1.6%
75 years and over	440	17.1%	85	12.8%	475	15.1%	76	11.4%	8.0%	-10.6%
TOTAL	**2,577**	**100.0%**	**638**	**96.1%**	**3,143**	**100.0%**	**664**	**100.0%**	22.0%	4.1%

Source: U.S. Census Bureau, Census of Population and Housing, STF-1A, 1990 / SF4 2000

Table 7 shows tenure (owner-occupied and renter-occupied) of households by number and age of persons in each housing unit. Analyzing these data allows the County to determine where there may be a need for additional housing. In addition, the County could target efforts for housing rehabilitation and construction at those segments of the population that exhibit the largest need.

The largest section of owner-occupied housing in Linn County in 2000, based upon number of persons, was two person households, with 1,356 units, or 43.1% of the total owner-occupied units. By comparison, the largest household size for rentals was the single person households which had 224 renter-occupied housing units, or 33.7% of the total renter-occupied units. Linn County was comprised of 2,442 1- or 2-person households, or 64.1% of all households. Households having 5- or more persons comprised only 9.0% of the owner-occupied segment, and 10.9% of the renter-occupied segment. Countywide, households of 5- or more persons accounted for only 353 units, or 9.3% of the total.

When compared to 1990, all six owner-occupied household groups increased in number. Owner-occupied household groups of three persons increased by 100 units, or 30.3%. Only two of the six renter-occupied housing unit groups increased, with two-person units increasing the most with 253 new units, or a 20.0% increase. Renter-occupied units with six persons or more had the greatest decrease, losing 7 units or -20.6% from 1990.

According to the 2000 data in Table 7, the largest groups of the owner-occupied units were the 45 to 54 years and 55 to 64 years. The age groups accounted for 20.4% and 18.1% of the total, respectively. Tenure by age indicates 70.3% of owner-occupied housing units were comprised of persons aged 45 years and older, while 70.8% of renter-occupied units were comprised of persons under 45 years of age. Rental units in the possession of persons less than 35 years of age

accounted for 33.3% of the total rental units. The largest category of renter-occupied units was the 35 to 44 age group, with 21.5% of the renter-occupied total; this was followed closely by the 25 to 34 age group with 20.0%.

TABLE 8: SELECTED HOUSING CONDITIONS, LINN COUNTY, 1990 AND 2000

Housing Profile	Linn County		State of Kansas	
	Total	% of Total	Total	% of Total
1990 Housing Units	4,811		1,044,112	
1990 Occupied Housing Units	3,215	66.8%	944,726	90.5%
2000 Housing Units	4,720		1,131,200	
2000 Occupied Housing Units	3,807	80.7%	1,037,891	91.8%
Change in Number of Units 1990 to 2000				
Total Change	-91	-1.9%	87,088	8.3%
Annual Change	-9	-0.2%	8,709	0.8%
Total Change in Occupied Units	592	18.4%	93,165	9.9%
Annual Change in Occupied Units	59	1.8%	9,317	1.0%
Characteristics				
1990 Units Lacking Complete Plumbing Facilities	128	2.7%	7,851	0.8%
1990 Units with More Than One Person per Room	78	1.6%	23,690	2.3%
2000 Units Lacking Complete Plumbing Facilities	28	0.6%	4,057	0.4%
2000 Units with More Than One Person per Room	99	2.1%	31,611	2.8%
Substandard Units				
1990 Total	206	4.3%	31,541	3.0%
2000 Total	127	2.7%	35,668	3.2%

Source: U.S. Census Bureau, Census of Population and Housing, STF-3A, 1990, DP-4 2000

Table 8 indicates changes in housing conditions and includes an inventory of substandard housing for Linn County. The occupancy household rate in Linn County increased from 66.8% of all housing in 1990 to 80.7% of all housing in 2000. Between 1990 and 2000, the number of housing units in Linn County decreased by 91, or an average of -9 units per year. However, there was an increase of 592 new occupied housing units. This indicates the loss of vacant housing in the County was partly due to these units becoming inhabited.

According to the U.S. Department of Housing and Urban Development (HUD) guidelines, housing units lacking complete plumbing or are overcrowded are considered substandard housing units. HUD defines a complete plumbing facility as hot and cold-piped water, a bathtub or shower, and a flush toilet. HUD defines overcrowding as more than one person per room. These criteria when applied to Linn County indicate 28 housing units, or 0.6% of the total units, were substandard in 2000. This figure was reached by adding together the number of housing meeting one criterion to the number of housing units meeting the other criterion. However, the largest amount of substandard units was based on overcrowding.

What these data fail to consider are housing units that have met both criterion and any such housing unit was counted twice, once under each criterion. Even so, the county should not assume that these data overestimate the number of substandard housing. Housing units containing major defects requiring rehabilitation or upgrading to meet building, electrical or plumbing codes should also be included in an analysis of substandard housing. A comprehensive survey of the entire housing stock should be completed every five years to determine and identify the housing units that would benefit from remodeling or rehabilitation work. This process will help ensure that a community maintains a high quality of life for its residents through protecting the quality and quantity of its housing stock.

ECONOMIC AND EMPLOYMENT PROFILE

Economic data are collected in order to understand area markets, changes in economic activity and employment needs and opportunities within Linn County. In this section, employment by industry, household income statistics, transfer payments, and basic/non-basic analyses were reviewed for Linn County and the State of Kansas.

Income Statistics

Income statistics for households are important for determining the earning power of households in a community. The data presented here show household income levels for Linn County in comparison to the State. The data was reviewed to determine whether households experienced income increases at a rate comparable to the State of Kansas and the Consumer Price Index (CPI). Note that income statistics may exhibit different numbers than housing statistics; for example, Table 8 shows that there were 3,807 households in Linn County in 2000, but Table 9 shows that there were 3,814. Discrepancies of this nature are to be expected, and can be accounted for by the fact that these data were derived from different census survey formats.

TABLE 9: HOUSEHOLD INCOME, LINN COUNTY, 1990 AND 2000

Household Income Ranges	1990				2000			
	Linn County	% of Total	State of Kansas	% of Total	Linn County	% of Total	State of Kansas	% of Total
Less than $10,000	723	22.7%	149,694	15.8%	419	11.0%	88,926	8.6%
$10,000 to $14,999	399	12.5%	93,581	9.9%	291	7.6%	66,264	6.4%
$15,000 to $24,999	766	24.0%	187,686	19.8%	608	15.9%	143,138	13.8%
$25,000 to $34,999	520	16.3%	164,731	17.4%	535	14.0%	145,431	14.0%
$35,000 to $49,999	453	14.2%	167,997	17.8%	790	20.7%	187,850	18.1%
$50,000 and over	328	10.3%	182,564	19.3%	1,171	30.7%	407,331	39.2%
Total	**3,189**	**100.0%**	**946,253**	**100.0%**	**3,814**	**100.0%**	**1,038,940**	**100.0%**
Median Household Income	$21,287		$27,291		$35,906		$40,624	
Number of Households	3,189		946,253		3,814		1,038,940	

Source: U.S. Census Bureau, Census of Population and Housing, STF-3A, 1990 / DP-3 2000

Table 9 indicates the number of households in each income range for Linn County for 1990 and 2000. In 1990, the household income range most commonly reported was $15,000 to $24,999, which accounted for 19.8% of all households. By 2000, the income range reported most was the $50,000 and over which accounted for 39.2% of the total. Those households earning less than $15,000 decreased from 25.7% in 1990 to only 15.0% in 2000.

The median household income for Linn County was $21,287 in 1990, which was $6,004 lower than the State as a whole. By 2000, the median household income increased to $35,906 or an increase of 68.7% and was $4,718 lower than the State. The CPI for this period was 32.1%, which indicates incomes in Linn County did exceed inflation. Linn County households were earning more, in real dollars, in 2000 than in 1990.

TABLE 10: HOUSEHOLD INCOME BY AGE (55 YEARS AND OLDER) LINN COUNTY, 2000

Income Categories	55 to 64 years	65 to 74 years	75 years and over	Householders age 55 and over	Householders age 55 and over	Total Households	% of Total Households with Householders age 55 & over
Less than $10,000	70	97	118	**285**	16.0%	419	68.0%
$10,000 to $14,999	18	87	80	**185**	10.4%	291	63.6%
$15,000 to $24,999	82	137	148	**367**	20.6%	608	60.4%
$25,000 to $34,999	76	106	92	**274**	15.4%	535	51.2%
$35,000 to $49,999	127	93	49	**269**	15.1%	790	34.1%
$50,000 or more	250	119	31	**400**	22.5%	1,171	34.2%
Total	**623**	**639**	**518**	**1,780**	**100.0%**	**3,814**	**46.7%**

Source: U.S. Census Bureau, Census of Population and Housing, SF4 2000

Table 10 indicates household income for Linn County householders aged 55 years and over in 2000. The purpose for this information is to determine the income level of Linn County's senior households. The table indicates 1,780 households meeting this criterion. Of the 1,780 households in Table 10, 837 or 47.0% had incomes less than $25,000 per year. Furthermore, 285 of these households, or 16.0% of the total households, had incomes less than $15,000 per year. In addition, these 285 households accounted for 66.2% of all households in the County earning less than $15,000. This information indicates many of these households could be eligible for housing assistance to ensure they continue to live at an appropriate standard of living. The number of senior households could easily continue to grow during the next twenty years. As the size of the 55 and over age cohort increases, these typically fixed income households may be required to provide their entire housing needs for a longer period. In addition, the fixed incomes that seniors tend to live on generally decline at a faster rate than any other segment of the population, in terms of real dollars.

The last two columns of Table 10 indicate the total number of households in each income level and the proportion of those households that were age 55 years and older. Note that in the income level of less than $10,000, 68.0% of all households were over the age of 55. By contrast, only 34.1% of all households in the $35,000 to $49,999 income range are over 55 years of age, and 34.2% of all households in the $50,000 or more income range was over 55 years of age. This indicates that those who are over 55 years of age in Linn County account for a strong part of these income groups and appear to be increasing in line with all ages in these income groups

TABLE 11: HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, LINN COUNTY, 2000

Income Categories	Owner-Occupied Households	% O.O. Households	Renter-Occupied Households	% R.O. Households	Total Households	% of Total Households
Less than $10,000						
Less than 30% of income	31	2.1%	31	6.4%	**62**	**3.2%**
More than 30% of income	91	6.1%	72	14.8%	**163**	**8.3%**
$10,000 to $19,999						
Less than 30% of income	180	12.2%	88	18.1%	**268**	**13.6%**
More than 30% of income	35	2.4%	66	13.6%	**101**	**5.1%**
$20,000 to $34,999						
Less than 30% of income	318	21.5%	114	23.4%	**432**	**22.0%**
More than 30% of income	40	2.7%	11	2.3%	**51**	**2.6%**
$35,000 to $49,999						
Less than 30% of income	270	18.2%	78	16.0%	**348**	**17.7%**
More than 30% of income	36	2.4%	0	0.0%	**36**	**1.8%**
$50,000 or more						
Less than 30% of income	455	30.7%	27	5.5%	**482**	**24.5%**
More than 30% of income	25	1.7%	0	0.0%	**25**	**1.3%**
TOTAL	**1,481**	**100.0%**	**487**	**100.0%**	**1,968**	**100.1%**
Housing Cost Analysis						
Less than 30% of income	**1,254**	**84.7%**	**338**	**69.4%**	**1,592**	**80.9%**
More than 30% of income	**227**	**15.3%**	**149**	**30.6%**	**376**	**19.1%**
TOTAL	**1,481**	**100.0%**	**487**	**100.0%**	**1,968**	**100.0%**

Source: U.S. Census Bureau, Census of Population and Housing, SF 3 Table H73 and H97, 2000

Table 11 shows owner-occupied and renter-occupied housing costs as a percentage of householder income in 2000. In addition, the Table identifies the number of households experiencing a housing cost burden. Note the total number of households is different, due to the use of a different survey form. A housing cost burden, as defined by the U.S. Department of Housing and Urban Development (HUD), occurs when gross housing costs, including utility costs, exceed 30% of gross household income, based on data published by the U.S. Census Bureau. Table 11 shows 1,592 households, or 80.9% of total households, paid less than 30% of their income towards housing costs. This means the remaining 376 households, or 19.1% of the total, were experiencing a housing cost burden.

There were 227 owner-occupied households and 149 renter-occupied households that experienced this housing cost burden. However, even though the total number of owner-occupied units exceeded the renter-occupied, only 15.3% of owner-occupied households had a housing cost burden, while 30.6% of renter-occupied households had a housing cost burden. As noted earlier, the median rent in Linn County in 2000 was $412 compared to the State median of $498.

Table 12 shows owner and renter costs for householders age 65 and over. Similar trends are shown in Table 12 as were shown in Table 11. A housing cost burden affects 104 households age 65 and over. In 2000, there were 76 owner-occupied households age 65 and over with a housing cost burden or 15.2% of the total households with this burden. However, 28 renter-occupied households age 65 and over experienced a housing cost burden, or 32.2% of the total

households with this burden. While only 19.1% of the County population as a whole experienced a housing cost burden, 19.7% of all households over age 65 experienced a housing cost burden. This finding is of particular importance because it shows that elderly households account for 27.7% of all the households indicating a housing cost burden; all while they continue to face increasing housing costs and fixed or decreasing incomes.

TABLE 12: AGE 65 AND OLDER COSTS AS PERCENTAGE OF INCOME, LINN COUNTY, 2000

Income Categories	Owner-Occupied Households	% O.O. Households	Renter-Occupied Households	% R.O. Households	Total Households age 65 and Over	% of Total Households
Housing Cost Analysis						
Less than 30% of income	387	83.6%	59	67.8%	**446**	**81.1%**
More than 30% of income	76	16.4%	28	32.2%	**104**	**18.9%**
TOTAL	**463**	**100.0%**	**87**	**100.0%**	**550**	**100.0%**

Source: U.S. Census Bureau, Census of Population and Housing, SF 3 Table H71 and H96, 2000

The relationship between income and housing is the most crucial factor in the provision of safe, decent, sanitary and affordable housing for all households and individuals. Linn County should look at developing and implementing a set of housing goals when making decisions regarding future developments. Specifically, Linn County should develop a list of policies that are based on the following factors:

- Linn County should assist the elderly populations by ensuring policies are developed permitting and encouraging the continued support of services that aid in the quality of life for elderly residents.
- Linn County should continue to play an important role in the development of affordable housing options for all residents through appropriate land-use policies.

Income Source and Public Assistance

Table 13 shows personal income by source for Linn County and the State of Kansas. Between 1970 and 2000, the CPI was 345.1%. Total income, non-farm income and per capita income showed tremendous growth. Non-farm income increased from $18,864,000 in 1970 to $202,589,000 in 2000, or an increase of 973.9%, which was nearly three times the CPI. During the same period, farm income decreased sharply from $2,971,000 to a countywide loss of -$318,000, or -110.7%. Per capita income increased from $2,811 in 1970 to $21,061 in 2000, or an increase of 649.2%, almost double the CPI. The rate at which non-farm income and farm income changed suggests a strong shift from farm related employment activities to non-farm related jobs. This data indicates Linn County has experienced an economic transformation.

TABLE 13: INCOME BY SOURCE, STATE OF KANSAS AND LINN COUNTY, 1970 TO 2000

Income Characteristics	1970	1980	1990	2000	% Change 1970-2000	% Annual Change
Linn County						
Total Personal Income	$21,835,000	$60,431,000	$114,795,000	$202,271,000	826.4%	27.5%
Non-farm Income	$18,864,000	$65,371,000	$113,891,000	$202,589,000	973.9%	32.5%
Farm Income	$2,971,000	-$4,940,000	$904,000	-$318,000	-110.7%	-3.7%
Per Capita Income	$2,811	$7,368	$13,901	$21,061	649.2%	21.6%
State of Kansas						
Total Personal Income	$8,582,975,000	$23,577,984,000	$44,875,540,000	$74,569,739,000	768.8%	25.6%
Non-farm Income	$7,986,203,000	$23,490,531,000	$43,515,762,000	$73,885,447,000	825.2%	27.5%
Farm Income	$596,772,000	$87,453,000	$1,359,778,000	$684,292,000	14.7%	0.5%
State of Kansas Per capita income	$3,789	$9,139	$17,536	$27,627	629.1%	21.0%

Source: Bureau of Economic Analysis, Regional Economic Information System, 2000

The per capita income in Linn County has historically increased at a rate higher than the State as a whole. Linn County's per capita income has remained less than the State of Kansas, but has actually increased at a greater rate per year, thus the per capita income of Linn County is slowly catching up with the rest of state. Linn County appears to have a strong economic base, however, the County still needs to monitor and manage its resources and continue to develop its economic base so that it can sustain its per capita income growth rate, particularly if a diversified economy is to be attained

Table 14 indicates Transfer Payments to individuals in Linn County from 1970 to 2000. Note the total amount of Transfer Payments equals Government Payments to Individuals plus Payments to Non-Profit Institutions plus Business Payments. The remaining categories listed in Table 14 are sub-parts of the Government Payments to Individuals category.

TABLE 14: TRANSFER PAYMENTS, STATE OF KANSAS AND LINN COUNTY, 1970 TO 2000

Payment Type	1970	1980	1990	2000	% Change 1970 to 2000	% Change/Year
Linn County						
Government payments to individuals	$3,739,000	$11,560,000	$23,509,000	$39,407,000	953.94%	31.8%
Retirement, Disability & Insurance Benefits	$2,223,000	$6,950,000	$13,104,000	$19,058,000	757.31%	25.2%
Medical Payments	$655,000	$2,522,000	$7,432,000	$15,847,000	2319.39%	77.3%
Income Maintenance Benefits (SSI, AFDC, Food Stamps, etc)	$384,000	$710,000	$1,379,000	$2,361,000	514.84%	17.2%
Unemployment Insurance Benefits	$84,000	$609,000	$779,000	$825,000	35.47%	1.8%
Veteran's Benefits	$378,000	$711,000	$700,000	$1,161,000	207.14%	6.9%
Federal Education and Training Assistance	(L)	$57,000	$103,000	$122,000	114.04%	5.7%
Payment to Non-profit Institutions	$113,000	$351,000	$472,000	$1,013,000	796.46%	26.5%
Business Payments	$82,000	$228,000	$581,000	$1,085,000	1223.17%	40.8%
Total	**$3,934,000**	**$12,139,000**	**$24,562,000**	**$41,505,000**	**955.03%**	31.8%
Transfer Payments Per Capita	$507	$1,480	$2,974	$4,322	752.5%	27.9%
Total Per Capita Income	$2,811	$7,368	$13,901	$21,061	649.2%	24.0%
Per Capita Transfer Payments as % of Per Capita Income	**18.0%**	**20.1%**	**21.4%**	**20.5%**	**13.8%**	**0.5%**
State of Kansas						
Total	**$803,129,000**	**$2,755,595,000**	**$5,568,072,000**	**$9,492,370,000**	**1081.92%**	40.1%
Transfer Payments Per Capita	$357	$1,163	$2,244	$3,525	887%	33%
Total Per Capita Income	$3,818	$9,953	$18,085	$27,694	625%	23%
Per Capita Transfer Payments as						

(L) – Less than $50,000, estimates are included in totals.
Source: Bureau of Economic Analysis, Regional Economic Information System, 2005

Total transfer payments between 1970 and 2000 showed an increase in each reporting period. Government payments overall comprised the majority of total transfer payments. The largest percentage increase occurred within Medical Payments, which increased by $15,192,000 or 2,319.4%. Retirement, Disability and Insurance benefits also increased dramatically, by $16,835,000 or 757.3%.

The trend for transfer payments per capita between 1970 and 2000 indicates payments increased significantly to individuals in Linn County, increasing by 955% in 30 years. However, transfer payments, as a proportion of per capita income, increased at a much lower rate between 1970 and 2000. In 1970, transfer payments comprised 18.0% of total per capita income, and in 2000, transfer payments were 20.5% of total per capita income.

In 1970, Total Transfer Payments for Linn County were $3,934,000, and for the State of Kansas were $803,129,000. By 2000, Total Transfer Payments for Linn County were $41,505,000 or an increase of 955%, and the State total was $9,492,370,000, or an increase of 1,082%. In 2000, transfer payments per capita in Linn County were $4,322 and in the whole State were $3,525.

Industry Employment

Analyzing employment by industry assists a county in determining the key components of their labor force. This section indicates the type of industry comprising the local economy, as well as identifying particular occupations that employ residents. Table 15 indicates employment size by industry for Linn County and the State of Kansas between 1970 and 2000.

TABLE 15: EMPLOYMENT BY INDUSTRY, STATE OF KANSAS AND LINN COUNTY, 1970 - 2000

	1970	% of Total	1980	% of Total	1990	% of Total	2000	% of Total	% Change 1970 to 2000
Linn County									
Farm Employment	902	30.1%	914	24.0%	825	22.1%	859	21.1%	-4.8%
Non-farm Employment	2,093	69.9%	2,894	76.0%	2,912	77.9%	3,209	78.9%	53.3%
Ag. Serv, forestry, fishing, mining and other	11	0.4%	194	5.1%	186	5.0%	76	1.9%	590.9%
Construction	102	3.4%	254	6.7%	269	7.2%	368	9.0%	260.8%
Manufacturing	136	4.5%	162	4.3%	98	2.6%	157	3.9%	15.4%
Transportation and Public Utilities	288	0.0% 9.6%	552	14.5%	473	12.7%	NA	-	-
Wholesale Trade	27	0.9%	102	2.7%	120	3.2%	48	1.2%	77.8%
Retail Trade	487	16.3%	392	10.3%	419	11.2%	469	11.5%	-3.7%
Finance, Insurance & Real Estate	203	6.8%	227	6.0%	143	3.8%	254	6.2%	25.1%
Services	350	11.7%	502	13.2%	574	15.4%	598	14.7%	70.9%
Government and Government Enterprises	481	16.1%	509	13.4%	630	16.9%	762	18.7%	58.4%
Totals	2,995	100.0%	3,808	100.0%	3,737	100.0%	4,068	100.0%	35.8%
State of Kansas									
Farm Employment	102,512	10.1%	101,257	7.7%	84,717	5.7%	77,846	4.4%	-24.1%
Non-farm Employment	914,893	89.9%	1,210,880	92.3%	1,398,326	94.3%	1,693,372	95.6%	85.1%
Ag. Serv, forestry, fishing, mining and other	27,720	2.7%	42,932	3.3%	44,568	3.0%	42,040	2.4%	51.7%
Construction	47,452	4.7%	65,508	5.0%	63,367	4.3%	93,221	5.3%	96.5%
Manufacturing	138,745	13.6%	195,185	14.9%	191,073	12.9%	214,257	12.1%	54.4%
Transportation and Public Utilities	58,109	5.7%	73,636	5.6%	74,812	5.0%	97,940	5.5%	68.5%
Wholesale Trade	38,647	3.8%	68,602	5.2%	75,613	5.1%	82,389	4.7%	113.2%
Retail Trade	165,914	16.3%	199,323	15.2%	238,711	16.1%	294,810	16.6%	77.7%
Finance, Insurance & Real Estate	61,930	6.1%	88,788	6.8%	95,715	6.5%	115,154	6.5%	85.9%
Services	168,591	16.6%	251,879	19.2%	360,806	24.3%	474,558	26.8%	181.5%
Government and Government Enterprises	207,785	20.4%	225,027	17.1%	253,661	17.1%	279,003	15.8%	34.3%
Totals	1,017,405	100.0%	1,312,137	100.0%	1,483,043	100.0%	1,771,218	100.0%	74.1%

Source: U.S. Bureau of Economic Analysis, Regional Economic Information System, 2004

Between 1970 and 2000, Linn County experienced many changes within its industries. Overall, the workforce in Linn County increased by 1,073 jobs, or 35.8%, while the State of Kansas had an increase of 753,813 positions, or 74.1%. Linn County industries with the greatest percent increases were Agricultural Services, forestry, fishing, mining and other, with an increase of 65 jobs or an increase of 591%; Construction, with an increase of 266 jobs or 260.8%, and Wholesale Trade, with an increase of 21 jobs, or 77.8%. The only industries that indicated a loss of employment was Farm Employment and Retail Trade, which lost 43 and 18 jobs, respectively, between 1970 and 2000.

Increases in employment positions occurred in all other industry categories:

- Government and Government Enterprises + 281 jobs
- Construction + 266 jobs
- Services + 248 jobs
- Ag. Services, Forestry, Fishing, Mining, Other + 65 jobs
- Finance, Insurance, and Real Estate + 51 jobs
- Manufacturing + 21 jobs
- Wholesale Trade + 21 jobs

Changes within Linn County are reflective of the national trend for more service-related industries. Linn County, together with their economic development partners need to continually work to identify the county and community assets. The County can promote its proximity to the growing Kansas City metropolitan area and major transportation routes when recruiting businesses and industry. As new jobs come to Linn County, so will the demand for residential development. As stated previously, a solid population base is reflective of all other aspects of the county's economic health.

Commuter Trends

Tables 16 and 17 show the commuter characteristics for Linn County. Table 16 indicates where the residents of Linn County work. A trend seen between 1970 and 2000 indicates the resident workforce employed in Linn County increased, as did the number of residents commuting out of the County.

TABLE 16: COMMUTER POPULATION TRENDS, RESIDENTS OF LINN COUNTY, 1970 TO 2000

County of Residence	Work County	1970	1980	1990	2000	Change 1970-2000	% of 1970 Total	% of 2000 Total
Linn County	Allen County, KS	0	13	39	10	10	0.0%	0.2%
	Anderson County, KS	50	37	62	43	-7	1.9%	1.0%
	Bourbon County, KS	43	158	102	208	165	1.7%	4.9%
	Franklin County, KS	17	0	0	38	21	0.7%	0.9%
	Johnson County, KS	48	69	364	894	846	1.8%	21.0%
	Leavenworth County, KS	0	0	0	12	12	0.0%	0.3%
	Linn County, KS	**2,097**	**2,334**	**1,807**	**2,099**	**2**	**80.7%**	**49.4%**
	Miami County, KS	143	211	264	495	352	5.5%	11.6%
	Montgomery County, KS	0	0	0	8	8	0.0%	0.2%
	Osage County, KS	0	0	0	8	8	0.0%	0.2%
	Wyandotte County, KS	61	70	91	117	56	2.3%	2.8%
	Bates County, MO	22	62	41	68	46	0.8%	1.6%
	Cass County, MO	0	0	0	43	43	0.0%	1.0%
	Clay County, MO	0	0	0	18	18	0.0%	0.4%
	Jackson County, MO	61	56	108	189	128	2.3%	4.4%
	Elsewhere	58	93	122	0	-58	2.2%	0.0%
	Total	**2,600**	**3,103**	**3,000**	**4,250**	**1,650**	**100.0%**	**100.0%**
	Total Commuters	503	769	1,193	2,151	1,648		
	% Commuters	19.3%	24.8%	39.8%	50.6%	327.6%		

Source: Bureau of Economic Analysis, Regional Economic Information System, 2005

The number of Linn County residents employed in Linn County increased marginally by 2 people, while the number of Linn County residents commuting out of Linn County increased by 1,648 people. The majority of the outgoing commuter increase was seen as employment in Johnson County, Kansas (Olathe and Overland Park), which had 846 of the 1,650 or 51.3% of the total increases in the commuter workforce. The total workforce commuting to Johnson County for employment increased from 1.8% of the total in 1970, to 21.0% of the total in 2000. The percentage of Linn County residents working in Linn County decreased from 80.7% in 1970, to 49.4% in 2000. The remaining 29.6% of the 2000 workforce were scattered between at least 14 other counties in the region.

Again, the number of Linn County residents employed in Linn County increased by only 2 people, while the number of workers commuting in to Linn County increased by 310. The majority of the incoming commuter population came from Bates County, Missouri (Butler), which added 105, or 33.7%, of the total increase of 312 in the commuter workforce.

The total workforce commuting from Bates County for employment increased from 2.9% of the total in 1970, to 6.5% of the total in 2000. The percentage of Linn County workers living in Linn County decreased from 89.3% in 1970, to 78.9% in 2000. The remaining 14.6% of the 2000 workforce commute into Linn County from at least 14 other counties in the region.

TABLE 17: COMMUTER POPULATION TRENDS; WORKERS IN LINN COUNTY, 1970 TO 2000

Work County	County of Residence	1970	1980	1990	2000	Change 1970-2000	% of 1970 Total	% of 2000 Total
Linn County	Anderson County, KS	43	31	9	32	-11	1.8%	1.2%
	Bourbon County, KS	36	110	42	87	51	1.5%	3.3%
	Crawford County, KS	22	0	0	38	16	0.9%	1.4%
	Douglas County, KS	0	0	0	25	25	0.0%	0.9%
	Franklin County, KS	0	0	0	12	12	0.0%	0.5%
	Johnson County, KS	0	21	26	0	0	0.0%	0.0%
	Labette County, KS	0	0	0	14	14	0.0%	0.5%
	Linn County, KS	2,097	2,334	1,807	2,099	2	89.3%	78.9%
	Miami County, KS	71	124	133	109	38	3.0%	4.1%
	Wyandotte County, KS	0	0	0	12	12	0.0%	0.5%
	Bates County, MO	69	206	191	174	105	2.9%	6.5%
	Cass County, MO	0	0	0	38	38	0.0%	1.4%
	Jackson County, MO	0	44	23	0	0	0.0%	0.0%
	St. Clair County, MO	0	0	0	8	8	0.0%	0.3%
	Vernon County, MO	10	0	0	12	2	0.4%	0.5%
	Total	**2,348**	**2,870**	**2,231**	**2,660**	**312**	**100.0%**	**100.0%**
	Total Commuters	251	536	424	561	310		
	% Commuters	10.7%	18.7%	19.0%	21.1%	123.5%		

Source: Bureau of Economic Analysis, Regional Economic Information System, 2004

During 1970, there were 503 workers living in Linn County that commuted elsewhere for employment. There were also 251 workers living elsewhere that commuted into Linn County for employment. By 2000, these numbers changed to 1,648 commuting out of Linn County, and 310 commuting into Linn County. These changes represent an increase of 227.6% in the number commuting out, and 23.5% in the number commuting into Linn County. The percentage of workers commuting out of Linn County grew by nearly ten (10) times the rate than those commuting into of the county.

The information in Tables 16 and 17 allows the County to identify how much money is leaving the County every day in the pockets of resident commuters. In addition, the County can get an idea of how much is coming into the County from non-resident commuters. By knowing how many residents are leaving the county for employment, Linn County can develop strategies to create jobs within the county that will attract and keep its own residents in the county, spending their money on goods and services provided by the county workforce.

Travel time to work is another factor that can be used to gauge where Linn County's workforce has been commuting. Table 18 shows how many residents of Linn County travel to work in each of several time categories.

TABLE 18: TRAVEL TIME TO WORK, LINN COUNTY, 1990 TO 2000

Travel Time Categories	1990	% of Total	2000	% of Total	% Change
Less than 5 minutes	275	9.2%	428	9.9%	55.6%
5 to 9 minutes	421	14.0%	473	11.0%	12.4%
10 to 19 minutes	544	18.1%	692	16.0%	27.2%
20 to 29 minutes	372	12.4%	435	10.1%	16.9%
30 to 44 minutes	409	13.6%	639	14.8%	56.2%
45 to 59 minutes	228	7.6%	548	12.7%	140.4%
60 minutes or more	561	18.7%	920	21.3%	64.0%
Worked at home	190	6.3%	182	4.2%	-4.2%
Total	**3,000**	**100.0%**	**4,317**	**100.0%**	**43.9%**
Mean Travel Time (minutes)	**30.0**		**34.3**		**14.3%**

Source: U.S. Census Bureau, Census of Population and Housing, STF-3A, 1990 – SF 3 Table PCT56 and DP3, 2000

Table 18 indicates the workforce in 2000 spent more than four (4) minutes additional time traveling to work than in 1990. The average travel time increased from 30.0 minutes in 1990 to 34.3 minutes in 2000. The largest percentage increase occurred in the 45 to 59 minute category, which increased by 320 persons, or 140.4 %. The next largest percentage increase occurred in the 60 or more minute category, which increased by 359 persons, or 64.0%. Increases in travel times are more likely due to the population commuting to the Kansas City metropolitan area than other places. However, there has been increase in the number of commuters from 1990 to 2000 going to the following counties:

- Johnson County, Kansas
- Bourbon County, Kansas
- Miami County, Kansas
- Jackson County, Missouri

The only category to experience a decrease is the number of persons working at home, which decreased by 8 people, or -4.2%. This may be have been caused by the availability of more and better paying jobs in the area, but also may be a result of a population that has fewer children to take care of at home, and is therefore able to work farther from home.

Regional Basic/Non-Basic Analysis

The following data examine six occupational areas established by the U.S. Census Bureau to evaluate trends in employment and the area economy. Basic employment and non-basic employment are defined as follows:

- Basic employment is business activity providing services primarily outside the area through the sale of goods and services, the revenues of which are directed to the local area in the form of wages and payments to local suppliers.
- Non-Basic employment is business activity providing services primarily within the local area through the sale of goods and services, and the revenues of such sales re-circulate within the community in the form of wages and expenditures by local citizens.

This analysis is used to further understand which occupational areas are exporting goods and services outside the area, thus importing dollars into the local economy. The six occupational categories used in the analysis are listed below:

- Management, professional, and related occupations
- Service occupations
- Sales and office occupations
- Farming, fishing and forestry occupations
- Construction, extraction, and maintenance occupations
- Production, transportation, and material moving occupations

A related concept to the basic/non-basic distinction is that of a Basic Multiplier. The basic multiplier is a number, which represents how many non-basic jobs are supported by each basic job. A high basic multiplier means that the loss of one basic job will have a large potential impact on the local economy if changes in employment occur. The rationale behind this analysis is that if basic jobs bring new money into a local economy, that money becomes the wages for workers in that economy. Finally, the more money generated by basic jobs within a county; the more non-basic jobs that are supported.

TABLE 19: BASIC/NON-BASIC EMPLOYMENT BY OCCUPATION, LINN COUNTY, 2000

Occupation Category	Number of Linn County Workforce	% of Linn County Workforce	Number of Kansas Workforce	% of Kansas Workforce	Linn County minus State of Kansas	Basic	Non-Basic
Management, professional, and related occupations	1,109	25.3%	445,588	33.9%	-8.5%	0.0%	25.3%
Service occupations	555	12.7%	190,142	14.4%	-1.8%	0.0%	12.7%
Sales and office occupations	1,011	23.1%	340,049	25.8%	-2.8%	0.0%	23.1%
Farming, fishing, and forestry occupations	62	1.4%	13,255	1.0%	0.4%	0.4%	1.0%
Construction, extraction, and maintenance occupations	758	17.3%	129,940	9.9%	7.4%	7.4%	9.9%
Production, transportation, and material moving occupations	887	20.2%	197,309	15.0%	5.3%	5.3%	15.0%
TOTAL	**4,382**	**100%**	**1,316,283**	**100%**		13.1%	87.0%
Economic base multiplier	**7.63**						

Source: U.S. Census Bureau, Census of Population and Housing, DP-3, 2000

Table 19 indicates the occupation category, the percent of Linn County residents employed in each category, the percent of State residents employed in each category, and the basic and non-basic employment for that category in Linn County. The formula for determining the basic or non-basic nature of an occupation entails subtracting the State's percentage of

workforce in a particular occupation from the percentage of the workforce in that occupation in the County. If the County has a lower proportion of its workforce employed in an occupation than the State as a whole, then that occupation is non-basic.

In Linn County, there are three basic occupation industries: 1) Construction, extraction, and maintenance occupations, 2) Production, transportation and material moving occupations, and 3) Farming, fishing, and forestry occupations. Goods and services from these occupations are exported to markets outside of Linn County, which in turn generate an infusion of dollars into the local economy. Table 19 shows that 87.0% of the jobs in Linn County are non-basic, while only 13.1% provide goods and services outside of the County. With three of the six categories indicating exports, this is not a bad balance; however, a majority of the exports are tied to two categories. If an economic downturn occurred in this area, it could have a major impact on the County's economy.

The basic multiplier for Linn County is 7.63. This number indicates 7.63 non-basic jobs are supported by every one basic job in Linn County. Every time Linn County loses a job in a basic job category, the County potentially could lose 7.63 non-basic jobs. In order to decrease this potential, Linn County needs to accentuate the basic jobs by diversifying the employment base even more. Counties want a balance of basic and non-basic employment in their economy to ensure future economic stability.

TABLE 20: REGIONAL AND STATE LABOR FORCE COMPARISONS, LINN COUNTY, 2000

Location	Occupation 1	Occupation 2	Occupation 3	Occupation 4	Occupation 5	Occupation 6	Base Multiplier
Kansas	33.9%	14.4%	25.8%	1.0%	9.9%	15.0%	NA
Linn County	25.3%	12.7%	23.1%	**1.4%**	**17.3%**	**20.2%**	7.63
Allen County, KS	24.9%	**16.1%**	21.5%	**1.1%**	**10.3%**	**26.1%**	7.54
Anderson County, KS	28.0%	13.4%	22.3%	**1.7%**	**14.4%**	**20.1%**	9.60
Bourbon County, KS	26.5%	**15.9%**	24.8%	**1.2%**	9.1%	**22.5%**	11.01
Franklin County, KS	25.2%	**14.4%**	24.8%	0.7%	**14.6%**	**20.4%**	9.90
Miami County, KS	29.6%	11.8%	**26.4%**	0.7%	**15.9%**	**15.6%**	14.02
Bates County, MO	23.6%	**15.7%**	21.7%	**2.6%**	**16.8%**	**19.6%**	6.94
Average of Counties	**26.2%**	**14.3%**	**23.5%**	**1.3%**	**14.1%**	**20.6%**	**9.52**

Occupation 1 = Management, professional, and related occupations
Occupation 2 = Service occupations
Occupation 3 = Sales and office occupations
Occupation 4 = Farming, fishing, and forestry occupations
Occupation 5 = Construction, extraction, and maintenance occupations
Occupation 6 = Production, transportation, and material moving occupations

Source: U.S. Census Bureau, Census of Population and Housing, DP-3, 2000

Table 20 indicates the 2000 percentage of employment by occupational categories for residents of the State of Kansas, Linn County, and surrounding counties. The comparison with surrounding counties indicates the percentage of Linn County residents employed is each occupation category in comparable to the surrounding counties. Linn County is located near the middle or top of each occupational category. In no case does Linn County have the lowest percentage of employment. Interestingly, Linn County's Basic Multiplier is much lower than most of the surrounding counties.

While the surrounding counties have a multiplier in the range of 6.94 to 14.02, Linn County's multiplier is 7.63. The impact of such a high multiplier is that Linn County is much more sensitive to the loss of one basic position than its neighboring counties, especially since more than 50% of the basic employment is in one category. The reason for the

higher multiplier is that the workforce is only 5.8% basic. This indicates a very small proportion of the workforce is responsible for generating the flow of new money into the County. The higher the basic percentage becomes the lower the Basic Multiplier will become. There is no perfect multiplier number; however, the multiplier must be balanced with a broad based basic sector.

One way for the County to increase the proportion of basic labor would be to increase the number of jobs in the existing basic categories, 1) Construction, extraction, and maintenance occupations, 2) Production, transportation and material moving occupations, and 3) Farming, fishing, and forestry occupations. Another strategy would be for Linn County to diversify its employment opportunities and increase the strength and security of its workforce. To do this, Linn County must bring some of its non-basic jobs into the basic category.

Table 19 shows that of the three non-basic occupation categories, only the Service occupations group is close to the same percentage as the State, so it is possible that this category could become basic, if additional jobs were created. If these occupational areas were to surpass the State percentage, they would start to contribute to the basic employment of the County, which in turn would lower the basic multiplier. However, as jobs are added to one Occupation Category, the percentages for all of the industries will change. This makes forecasting future basic and non-basic occupations complex and difficult.

Table 21 offers another basic/non-basic analysis. This approach is based upon Industry Categories instead of Occupation Categories. With the data presented in this table, Linn County will have more detailed information to define where job growth needs to occur. Note the total percentage of basic and non-basic employment is calculated in this table.

TABLE 21: BASIC/NON-BASIC EMPLOYMENT BY INDUSTRY, LINN COUNTY, 2000

Industry Categories	Linn County		State of Kansas		Linn County minus State of Kansas	Basic	Non-Basic
	2000	% of Total	2000	% of Total			
Agriculture, forestry, hunting and mining	**231**	**5.3%**	**50,508**	**3.8%**	**1.4%**	**1.4%**	**3.8%**
Construction	**576**	**13.1%**	**85,298**	**6.5%**	**6.7%**	**6.7%**	**6.5%**
Manufacturing	447	10.2%	197,960	15.0%	-4.8%	0.0%	10.2%
Wholesale Trade	124	2.8%	43,786	3.3%	-0.5%	0.0%	2.8%
Retail Trade	481	11.0%	151,262	11.5%	-0.5%	0.0%	11.0%
Transportation and warehousing, and utilities	**432**	**9.9%**	**68,864**	**5.2%**	**4.6%**	**4.6%**	**5.2%**
Information	73	1.7%	44,030	3.3%	-1.7%	0.0%	1.7%
Finance, Insurance, Real Estate and rental and leasing	**296**	**6.8%**	**80,129**	**6.1%**	**0.7%**	**0.7%**	**6.1%**
Professional, scientific, management, administration, and waste management services	201	4.6%	94,768	7.2%	-2.6%	0.0%	4.6%
Educational , health, and social services	953	21.7%	288,200	21.9%	-0.1%	0.0%	21.7%
Arts, entertainment, recreation, accommodation and food services	160	3.7%	91,807	7.0%	-3.3%	0.0%	3.7%
Other services (except public administration)	**216**	**4.9%**	**61,122**	**4.6%**	**0.3%**	**0.3%**	**4.6%**
Public Administration	192	4.4%	58,549	4.4%	-0.1%	0.0%	4.4%
Total	**4,382**	**100.0%**	**1,316,283**	**100.0%**		**13.7%**	**86.3%**
Base Multiplier	**6.31**						

Source: U.S. Census Bureau, Census of Population and Housing, DP-3, 2000

According to Table 21, the following industries are strong in Linn County:

- Agriculture, forestry, fishing, hunting and mining
- Construction
- Transportation and warehousing, and utilities
- Other Services

These industries are providing many of the basic jobs that are supporting non-basic employment. The industries having the most room for growth are Manufacturing; Arts, entertainment, recreation, accommodation and food services; and Professional, scientific, management, administration, and waste management services. These industries fail to meet the State average by 4.8%, 3.3%, and 2.6% respectively.

Tables 19 and 21 combine to give Linn County a picture of its employment situation and where it could go. In order to boost the economy of the County, there must be a flow of money into the County from other regions. To do that, the County needs to offer goods and services to those other areas. The County could also diversify its economic structure, which will add strength and stability.

Agricultural Profile

The agricultural profile enables a county to evaluate the influence of the agriculture industry on the area economy. Since most Kansas counties were formed around county seats and agriculture, the agricultural economy, historically, has been the center of economic activity for counties. The U.S. Census Bureau, Census of Agriculture tracks agricultural statistics every five years. Since that frequency does not coincide with the decennial U.S. Census of Population and Housing, it is difficult to compare sets of census data.

Agriculture Trends

Table 22 identifies key components affecting Linn County's agricultural profile. This table indicates the number of farms within Linn County increased by 31.3% between 1987 and 2002, while the average size of farms decreased from 397 acres to 344 acres. The average value of land and buildings increased from $157,301 per farm in 1987 to $328,727 per farm in 2002 and from $407 per acre in 1987 to $1,003 per acre in 2002. The number of acres committed to crops, as well as the number of acres actually harvested, has also increased by 7.9% and 25.9%, respectively.

TABLE 22: AGRICULTURAL PROFILE, LINN COUNTY, 1987-2002

Agricultural Characteristics	1987	1992	1997	2002	% Change 1987-2002
Number of Farms	688	711	757	903	31.3%
Land in Farms (acres)	273,211	273,841	278,086	310,836	13.8%
Average size of farms (acres)	397	385	367	344	-13.4%
Total land area for Linn County	383,360	383,360	383,360	383,360	0.0%
Percentage of land in farm production	71.3%	71.4%	72.5%	81.1%	13.8%
Total cropland (acres)	156,403	165,675	156,596	168,683	7.9%
Harvested cropland (acres)	93,665	101,362	100,160	117,905	25.9%
Estimated Market Value of Land & Bldg (avg./farm)	**$157,301**	**$192,921**	**$217,253**	**$328,727**	**109.0%**
Estimated Market Value of Land & Bldg (avg./acre)	**$407**	**$493**	**$669**	**$1,003**	**146.4%**

Source: U.S. Census of Agriculture, 1987, 1992, 1997, and 2002

The average size of farms in Linn County has decreased by -13.4%. The time period between 1980 and 1990 was one of great turmoil for the agriculture industry, with the value of farms fluctuating significantly. Looking only at the period from 1987 to 2002, Table 22 shows the average value per farm increased by 109%% and the average value per acre increased by 146.4%.

TABLE 23: NUMBER OF FARMS BY SIZE, LINN COUNTY, 1987-2002

Farm Size (acres)	1987	1992	1997	2002	% Change 1987-2002
1 to 9	22	19	21	10	-54.5%
10 to 49	74	86	100	43	-41.9%
50 to 179	222	228	276	361	62.6%
180 to 499	201	213	198	227	12.9%
500 to 999	109	105	100	86	-21.1%
1,000 or more	60	60	62	76	26.7%
Total	**688**	**711**	**757**	**803**	**16.7%**

Source: U.S. Census of Agriculture, 1987, 1992, 1997, and 2002

The size of farms, in acres, is indicated in Table 23. Table 23 shows between 1987 and 2002 there was a mixture of change with regard to farm size. Those farms 1 to 9 acres in size experienced a decrease of -54.5% change while those 50 to 179 acres saw an increase of 62.6%. Furthermore, the number of farms between 180 acres and 999 acres increased by 3 farms or 1.0%. Finally, those farms over 1,000 acres increased 16 farms, or 26.7% in the 15 year period. Linn County has seen some unique changes with regard to the number of farms by size.

TABLE 24: NUMBER OF FARMS AND LIVESTOCK BY TYPE, LINN COUNTY, 1987 TO 2002

Type of Livestock	1987	1992	1997	2002	% Change 1987 to 2002
Cattle and Calves					
farms	483	530	502	529	9.5%
animals	35,037	34,741	39,461	42,233	20.5%
average per farm	73	66	79	80	10.1%
Beef Cows					
farms	403	466	431	477	18.4%
animals	14,000	15,820	15,786	18,276	30.5%
average per farm	35	34	37	38	10.3%
Milk cows					
farms	29	30	12	10	-65.5%
animals	763	1,224	757	587	-23.1%
average per farm	26	41	63	59	123.1%
Hogs and Pigs					
farms	45	40	25	19	-57.8%
animals	15,530	12,863	13,337	6,084	-60.8%
average per farm	345	322	533	320	-7.2%
Sheep and lambs					
farms	12	6	7	12	0.0%
animals	224	134	76	125	-44.2%
average per farm	19	22	11	10	-44.2%
Chickens (layers and pullets)					
farms	47	31	29	21	-55.3%
animals	1,506	1,141	602	(D)	-
average per farm	32	37	21	-	-

Source: U.S. Census of Agriculture, 1987, 1992, 1997, and 2002

Table 24 indicates the number of farms and livestock by type for Linn County between 1987 and 2002. The predominant livestock raised in Linn County are cattle and calves as well as beef cows. Milk cow, hog and pig, and chicken productions showed a decline in the number of farms raising animals.

TABLE 25: NUMBER OF FARMS AND CROPS BY TYPE, LINN COUNTY, 1987 TO 2002

Type of Crop	1987	1992	1997	2002	% Change 1987 to 2002
Corn for Grain					
farms	92	88	72	86	-6.5%
acres	6,544	9,690	8,668	12,317	88.2%
average per farm	71	110	120	143	101.3%
Corn for Silage					
farms	4	3	5	-	-
acres	132	80	185	-	-
average per farm	33	27	37	-	-
Sorghum					
farms	241	165	85	47	-80.5%
acres	16,867	11,664	5,658	4,348	-74.2%
average per farm	70	71	67	93	32.2%
Wheat					
farms	73	194	106	120	64.4%
acres	2,608	14,932	8,154	13,676	424.4%
average per farm	36	77	77	114	219.0%
Oats					
farms	61	56	34	19	-68.9%
acres	1,225	1,433	734	413	-66.3%
average per farm	20	26	22	22	8.2%
Soybeans					
farms	297	239	205	199	-33.0%
acres	40,829	33,291	48,387	46,427	13.7%
average per farm	137	139	236	233	69.7%
Alfalfa					
farms	438	454	443	498	13.7%
acres	27,364	33,584	32,722	44,499	62.6%
average per farm	62	74	74	89	43.0%

Source: U.S. Census of Agriculture, 1987, 1992, 1997, and 2002

Table 25 indicates the number of farms and crop by type for the period from 1987 to 2002. This Table shows the prominent crops grown in the county. In addition, the Table indicates the total number of farms producing the specific crop and finally an average per farm. Corn and soybeans have been the two most frequently raised crops in Linn County since 1987. Four of the seven categories showed an increase in acres farmed. The crop with the largest increase is Wheat with Alfalfa and Corn increasing as well. There was only one crop type that indicated an increase in the number of farms planting the product, which was Corn for Silage. Finally, in all but one crop, the average acres per farm increased during the same period. This indicates the farms that are continuing to grow these crops are getting larger; this is a statewide as well as a nationwide trend.

COUNTY FACILITIES

State and local governments provide a number of goods and services for their citizens. The people, buildings, equipment and land utilized in the process of providing these goods and services are referred to in the public facilities plan.

Public facilities represent a wide range of buildings, utilities, and services that are built and maintained by the different levels of government. Such facilities are provided to insure the safety, well being, and enjoyment of the residents of a jurisdiction, in this case, Linn County. These facilities and services provide County residents with social, cultural, educational, and recreational opportunities, as well as law enforcement and fire protection services designed to meet area needs. It is important for all levels of government to anticipate the future demand for their goods and services if they are to remain strong and vital.

An important step is to establish a list of services and facilities which are currently provided to citizens of the county. In some instances, there are a number of goods and services that are not provided by the local or state governmental body and thus are provided by non-governmental private or non-profit organizations for the county. These organizations are important providers of goods and services, especially in sparsely populated rural counties.

Linn County Facilities Inventory

The Facilities Inventory component of a Comprehensive Development Plan list all the available services and facilities available in Linn County. This inventory provides decision makers a resource to evaluate future demands. Information was gathered by JEO Consulting Group, Inc. staff, the steering committee, and Linn County staff.

The Facilities Inventory for Linn County is divided into the following categories:

- Recreational Facilities
- Educational Facilities
- Fire and Police Protection
- County Buildings
- Transportation Facilities
- Communication Facilities
- Public Utilities
- Health Facilities
- Libraries
- Museums
- Senior Centers

RECREATIONAL FACILITIES

Linn County is located in southeast Kansas along the Marais des Cygnes River. The river corridor has not been urbanized and provides a number of outdoor recreational activities.

Federal Recreational Facilities

The 7,500-acre Marais des Cygnes National Wildlife Refuge, administered by the U.S. Fish and Wildlife Service, is located in eastern Linn County in the southeast corner of the intersection of U.S. 69 and State Highway 52. The refuge is named after the Marais des Cygnes River, which flows through the middle of the property and is the dominant natural feature of the region.

Presumed to be used by Trumpeter Swans during spring and fall migration in the past, the refuge was established in 1992 for the protection and restoration of bottomland hardwood forest. Approximately 5,000 acres of the refuge is available for wildlife-oriented activities, such as hunting and fishing. Predominant species hunted are quail, turkey and white-tailed deer, while ponds and waterways offer fishing opportunities for bass, catfish, walleye, crappie, and sunfish. The remaining 2,500 acres is designated as a wildlife sanctuary and is not available for public use.

State Recreational Facilities

Linn County is one of 18 counties that make up Region 5 of the Kansas Department of Wildlife and Parks (KDWPs) system. While no state parks are located in Linn County, three other KDWPs-managed facilities exist, which provide a variety of recreational opportunities. They are the La Cygne Reservoir, La Cygne Wildlife Area and Marais des Cygnes Wildlife Area.

The La Cygne Reservoir, located in northeast Linn County, is a 2,600-acre cooling lake used by the coal-fired generation plant owned by Kansas City Power and Light. The lake offers rod and bow fishers the prospect for catching large-mouth, white and striped bass, as well as crappie, catfish, bluegill and walleye. Two boat ramps are provided for fishing- and hunting-related boating only. The warm-water discharge area of the lake provides open water for year-round fishing, as well as concentrating fish for easier harvest.

Located along the northeastern edge of the La Cygne Reservoir in Linn and Miami counties, is 2,000 acres of watershed that comprises the La Cygne Wildlife Area. In addition to the fishing opportunities described above, the wildlife area offers hunting of a variety of waterfowl, as well as deer, wild turkey, quail, rabbit and squirrel.

Not to be confused with the national wildlife refuge, the Marais des Cygnes Wildlife Area is a 7,500-acre location which lies in the floodplain of the Marais des Cygnes River. With a diverse array of features, including oxbow pools, bottomland hardwood forests (with oak and hickory trees), upland and wet-meadow prairie, and restored native grasslands, the wildlife area provides an excellent environment for bird and wildlife watching, as well as seasonal hunting of waterfowl and fishing. A portion of the property is set aside as a natural preserve and is not open to public use.

Besides the facilities listed above, there are a number of State parks located in nearby counties that are utilized by Linn County residents. A list of these locations, with a brief description of amenities, is shown below in Table 26.

TABLE 26: STATE PARKS

Name	County	Size	Features	Amenities
Clinton State Park	Douglas	1,425 acres	Located on the north shore of the Clinton Reservoir; adjacent to 9,200-acre wildlife area	Campsites (240 electric, 220 non-electric), picnic shelters, biking/hiking/cross-country ski trails, swimming beach, boating, fishing, marina, playgrounds, sand volleyball courts, archery range
Crawford State Park	Crawford	589 acres	Located on a 500-acres CCC constructed lake; two recorded archaeological sites;	Campsites (75 electric, 43 non-electric), picnic shelters, hiking and interpretive trails, scuba diving, swimming beach, fishing, marina, boat ramps, playground, sand volleyball courts, horseshoe pits
Cross Timbers State Park	Woodson	1,075 acres	Adjacent to the 2,800-acre Toronto Reservoir and 4,600-acre Toronto Wildlife Area; covered with forested floodplains, grassland prairie, and hills of oak savannah	Campsites (62 electric, 180 non-electric), cabins, picnic shelters, biking and hiking trails, fishing, boating, swimming beach
Eisenhower State Park	Osage	1,785 acres	Located on the north shore of the 6,900-acre Melvern Reservoir; 1,345 acres of prairie; 440 acres of woodland	Campsites (217 electric, primitive available), cabins, picnic shelters, hiking/biking/equestrian trails, boating, fishing, hunting, swimming beach
Hillsdale State Park	Miami	2,830 acres	Located on the 4,500-acre Hillsdale Reservoir; adjacent to 7,700-acre wildlife area and Saddle Ridge Equestrian Area	Campsites (160 electric, 40 non-electric), picnic shelters, model airplane flying area, hiking/biking/equestrian trails, boating, fishing, hunting, swimming beach
Pomona State Park	Osage	490 acres	Adjacent to the 4,000-acre Pomona Reservoir	Campsites (145 electric, 200 non-electric), picnic shelters, biking/hiking trails, swimming beach, boating, fishing, marina, playgrounds, sand volleyball courts, horseshoe pits, frisbee golf course
Prairie State Park	Barton (Missouri)	3,942 acres	Home to Missouri's largest remaining tallgrass prairie; panoramic views of wildflowers; wildlife watching, including bison and elk	Camping, hiking/backpacking trails, picnicking, bird/wildlife watching, visitor center, educational workshops

Source: Kansas Department of Wildlife and Parks, and Missouri Department of Natural Resources, 2005

County/City Recreational Facilities

Linn County and it communities manage several public park and recreational facilities, including opportunities for camping, swimming, boating, hunting and fishing. Five parks located in the County include the Linn County Park and Marina (La Cygne), Hurley Field (LaCygne), Don Stegge Park (Pleasanton), Dunlap Park (Pleasanton), and Faber Park (Prescott). In addition, the communities of La Cygne, Mound City, and Pleasanton have their own public swimming pools. Mound City also has a lake used for recreation. The new recreational facilities associated with Public Wholesale Water Supply District #13 will offer Linn County residents multiple recreational opportunities.

Golf Courses

The following are the golf courses within Linn County supporting area residents:

TABLE 27: LINN COUNTY GOLF COURSES

Name	Location	Type of Facility	Number of Holes	Season
Deer Trace Golf Links	La Cygne	Private	18	Open all year
Sugar Valley Lakes Homes Association	Mound City	Private	9	Open all year

Source: www.golfable.com

Airports

Linn County is served by the Gilmore Airport (FAA Identifier 57K), located three miles southeast of the City of Pleasanton, near the junction of U.S. 69 and State Highway 52. The airport supports a number of charter services and aircraft with its single asphalt runway (3/21), which measures 35 feet wide by 2,870 feet long. No control tower facilities exist and no instrument procedures are published for Gilmore Airport. Some nearby airports with instrument procedures include:

- Fort Scott Municipal Airport – KFSK; Fort Scott, Kansas (20 nautical miles south)
- Butler Memorial Airport – KBUM; Butler, Missouri (22 nautical miles northeast)
- Miami County Airport – K81; Paola, Kansas (26 nautical miles north)
- Nevada Municipal Airport – KNVD; Nevada, Missouri (27 nautical miles southeast)
- Allen County Airport – K88; Iola, Kansas (34 nautical miles southwest)

For major domestic and international airline services, the nearest airport serving Linn County residents is Kansas City International (MCI), located west of the junction of Interstates 29 and 435 in Kansas City, Missouri. MCI supports the following airlines.

- Air Canada
- AirTran Airways
- Frontier Airlines
- Midwest Airlines
- United Airlines
- US Airways
- US Airways Express
- Delta / Delta Express
- Southwest Airlines
- American West
- Continental/Continental Connection
- Northwest/KLM

EDUCATIONAL FACILITIES

Public Schools

There are three public school districts serving the residents of Linn County, as depicted in Figure 3. The ability and opportunity for parents to provide their children with a quality education within a close proximity has a major impact on where families locate. Areas experiencing growth must also plan for an expanding school system. Specific information pertaining to the various school districts is given below in Table 28.

TABLE 28: LINN COUNTY PUBLIC SCHOOLS BY SCHOOL DISTRICT

School District/ District Number	School Name/Type and Location	Grades*	1995-96 Enrollment	2005-06 Enrollment	Percent Change 2000-01 to 2004-05
Jayhawk (D0346)	Blue Mound Elementary School - #4088 (Blue Mound)	1-6	79	64	-19.0%
	Jayhawk Elementary School - #4092 (Mound City)	K-6	204	228	---
	Jayhawk-Linn High School - #4094 (Mound City)	7-12	284	288	1.4%
Pleasanton (D0344)	Pleasanton Elementary School - #4038 (Pleasanton))	K-6	279	227	-18.6%
	Pleasanton High School - #4040 (Pleasanton)	7-12	132	202	53.0%
Prairie View (D0362)	Fontana Elementary School - #4490 (Fontana)	K-5	86	96	11.6%
	La Cygne Elementary School - #4496 (La Cygne)	PK-5	300	251	-16.3%
	Parker Elementary School - #4502 (Parker)	PK-5	165	115	-30.3%
	Prairie View Middle School - #4504 (La Cygne)	6-8	160	237	48.1%
	Prairie View High School - #4505 (La Cygne)	9-12	302	340	12.6%

* Grade levels shown in table are those which were offered in 2005-2006.
Note: Prescott was closed, students now bussed to Jayhawk Elementary
Source: Kansas State Department of Education, October 2005.

Postsecondary Education

There are several postsecondary institutions that serve the residents of Linn County. The following are some of the main facilities with campus locations in parentheses:

- Allen County Community College (Iola)
- Baker University (Baldwin City)
- Cottey College (Nevada, MO)
- Donnelly College (Kansas City)
- Emporia State University (Emporia)
- Fort Scott Community College (Fort Scott)
- Johnson County Community College (Overland Park)
- Kansas City Kansas Community College (Kansas City)
- Labette Community College (Parsons)
- Kansas State University (Manhattan)
- MidAmerica Nazarene University (Olathe)
- Missouri Southern State University (Joplin, MO)
- Neosho County Community College (Chanute/Ottawa)
- Ottawa University (Ottawa)
- Ozarks Technical Community College (Springfield, MO)
- Pittsburg State University (Pittsburg)
- Southwest Baptist University (Bolivar, MO)
- University of Kansas (Lawrence)
- University of Saint Mary (Leavenworth)
- Washburn University (Topeka)

In addition to the institutions listed above, there are various other schools offering postsecondary education opportunities, such as vocational and business schools.

FIGURE 3: SCHOOL DISTRICT MAP

Fire Protection and Law Enforcement

Fire and Rescue

Fire services are the responsibility of seven rural fire districts in Linn County. Each are part of Linn County Rural District #1. In addition, there are four municipal fire departments in the cities of La Cygne, Linn Valley, Mound City and Pleasanton. Each of the departments participates in a mutual aid program, which provides for backup of the initial respondent by the other departments including firefighters and equipment. Figure 4 shows the layout of the rural fire units and their territory.

Rescue care in Linn County is provided by Emergystat ambulance services through contract services.

Figure 5 indicates the Rescue response districts. The layout of the rescue districts is slightly different than that of the fire districts. In all cases, a department from an adjacent county, with fire district jurisdiction, does not have a rescue district within Linn County. Within the rescue districts there is a dual respondent system setup in specific areas of Linn County. The dual respondent system is indicated on the map by a solid color on the base with a hatch pattern on top. This system has been established in order for smaller departments/districts to be covered in the event of an emergency. The following is a brief outline of each station part of Linn County Rural District #1:

Station 900 - Linn County Fire Department office and Emergency Management Office.

Station 910 - 604 Main Street in Mound City, 9 firefighters and the following equipment:

Engine Rescue 1

- 600 gallon tank, 1500 GPM pump
- Full set of rescue/extrication tools
- Scene lighting
- 6000 watt generator
- Over 1500 feet of fire hose
- 10 foot, 14 foot, and 24 foot ladders
- One deluge gun

Tanker 914

- 2100 gallon tank, 2100 port-a-tank, 750 GPM pump
- All necessary equipment for drafting and hauling water
- Capabilities to support structure fire attack as deemed by fire command

Truck 911

- 500 gallon tank, 250 GPM pump
- Miscellaneous equipment to support rescue and grass/brush fire situations

Truck 913 and 917 – Brush/grass fire attack 4x4s

- 300 gallon tanks
- All necessary equipment to support brush/grass fire suppression efforts

Rescue Station 920 – 1360 Magnolia, Pleasanton, 15 fire fighters and the following equipment:

Rescue 2

- 500 gallon tank, 1500 GPM pump
- 30 gallon foam tank
- 5-man cab with all necessary equipment for vehicle extrication and general rescue
- Generator
- All equipment for vehicle and structural fire attack

Rescue 921

- 1000 gallon tank, 1000 GPM pump
- Telescoping 50-foot ladder with nozzle for aerial attack
- 10 foot, 14 foot, and 24 foot ladders
- Over 1000 feet of fire hose
- Ventilation fan

Tanker 924

- 2000 gallon tank, 500 GPM pump
- 2000 port-a-tank
- All equipment necessary for hauling and drafting water

Truck 923 Brush/grass fire attack 4x4

- 250 gallon tank
- All necessary equipment to support brush/grass fire suppression efforts
- Used as a small vehicle fire suppression truck

Rescue Station 930 – 121 West Market Street, Centerville, 7 fire fighters and the following equipment:

Rescue 3

- 500 gallon tank, 1250 GPM pump
- All necessary equipment for variety of rescue/extrication situations
- 1500 feet of hose
- One deluge gun
- 10 foot, 14 foot, and 24 foot ladders
- 6000 watt generator
- Extra scene lighting
- Four bottle cascade system for SCBA air support

Midi Pumper 931 Small fire attack 4x4 truck for vehicle fire/structure/brush/grass fires

- 500 gallon tank, 250 GPM pump

Tanker 934

- 2000 gallon tank, 500 GPM pump
- 2000 port-a-tank
- All equipment necessary for hauling and drafting water

Truck 933 Brush/grass fire attack 4x4

- 250 gallon tank
- All necessary equipment to support brush/grass/trash fire suppression efforts
- Used as a small vehicle fire suppression truck

Rescue Station 940 – 210 South Center Street, Parker, 11 fire fighters and the following equipment:

Truck 941 4x4

- 250 gallon tank, 400 GPM pump
- 14 foot ladder
- 500 feet of hose
- Small vehicle/trash/grass/water supply for structure fires

Rescue 942

- 1000 gallon tank, 1250 GPM pump
- EMS assist
- 10 foot, 14 foot, and 24 foot ladders
- Over 1500 feet of fire hose
- 5000 watt generator
- Minor extrication support tools

Truck 943 Brush/grass fire attack 4x4

- 250 gallon tank
- All necessary equipment to support brush/grass/trash fire suppression efforts

Tanker 944

- 2100 gallon tank, 500 GPM pump
- 3000 gallon port-a-tank
- All equipment for drafting and hauling water
- 3 bottle cascade system for SCBA air support

Rescue Station 950 – 19708 Kansas Highway 152, La Cygne, 11 fire fighters and the following equipment:

Pumper 951

- 1250 gallon tank, 750 GPM pump
- 10 foot, 14 foot, and 24 foot ladders
- Over 1000 feet of hose
- Capable as a water shuttle truck

Rescue 5

- 500 gallon tank, 1500 GPM pump
- Scene lighting
- 6000 watt generator
- 10 foot, 14 foot, and 24 foot ladders
- Over 1500 feet of fire hose
- Two deluge guns
- Main attack truck for structure fires and runs extrication calls

Truck 953 Brush/grass fire attack 4x4

- 300 gallon tank
- All necessary equipment to support brush/grass fire suppression efforts

Tanker 954

- 2100 gallon tank, 500 GPM pump
- 2200 gallon port-a-tank
- All equipment for drafting and hauling water

Rescue Station 960 – W Main Street, Prescott, 8 fire fighters and the following equipment:

Engine 961

- 1000 gallon tank, 1250 GPM pump
- 10 foot, 14 foot, and 24 foot ladders
- 1500 feet of hose
- Extra scene lighting
- All necessary equipment to handle any structure fire

Truck 962 4x4

- 250 gallon tank, 400 GPM
- 400 feet of fire hose
- Main purpose is a water supply truck, secondary unit for brush/grass fires

Truck 963 Brush/grass fire attack 4x4

- 250 gallon tank
- All necessary equipment to support brush/grass/trash fire suppression efforts

Rescue Station 970 – 201 North 5th Street, Blue Mound, 10 fire fighters and the following equipment:

Engine 971

- 1250 gallon tank, 1250 GPM pump
- 10 foot, 14 foot, and 24 foot ladders
- 1500 feet of hose
- Ventilation fan
- All necessary equipment to handle any structure fire

Truck 972 4x4

- 250 gallon tank, 400 GPM
- 400 feet of fire hose
- Main purpose is a water supply truck, secondary unit for brush/grass fires

Truck 973 Brush/grass fire attack 4x4

- 300 gallon tank
- All necessary equipment to support brush/grass/trash fire suppression efforts

Truck 977

- 750 gallon tank, 500 GPM pump
- Carries equipment necessary to support fire attack and grass/brush situations

FIGURE 4: FIRE DISTRICT MAP

LAW ENFORCEMENT

Law enforcement in Linn County is the responsibility of the Linn County Sheriff's Department. The office of the Linn County Sheriff is located at 107 South 4th Street in Mound City. The Sheriff's Department also houses the 911 center.

Based upon data from the Kansas Bureau of Investigation, Linn County had 12 sworn deputies in 2004. With an estimated total population within the unincorporated area of approximately 9,775 in 2004, as calculated by the U.S. Census Bureau, the numbers of sworn officers per 1,000 persons of population was 1.2. Table 29 shows the number of sworn officers per 1,000 persons in Linn County and its communities which have police departments.

TABLE 29: SWORN OFFICERS, LINN COUNTY AND ITS COMMUNITIES, 2004

Jurisdiction	2004		
	Sworn Officers	Estimated Population	Officers per 1,000 Population
Linn County	***12***	***5,637***	***2.1***
La Cygne	2	1,125	***1.8***
Linn Valley	1	575	***1.7***
Mound City	2	800	***2.5***
Parker	1	250	***4.0***
Pleasanton	3	1,388	***2.2***
TOTAL	21	9,775	2.2

Source: Kansas Bureau of Investigation, 2004.

The ratio of law enforcement officers per 1,000 persons in the population for any given area is influenced by many factors. The determination of law enforcement strength for a certain area is based on such factors as population density, size and character of the community, geographic location and other conditions that exist in the area.

COUNTY BUILDINGS

The historic **Linn County Courthouse** is located at 315 Main Street in Mound City, and currently houses the following County offices:

- County Assessor
- County Attorney
- County Clerk
- County Treasurer
- Motor Vehicle Department
- County Register of Deeds

Additional County offices are located in the **Courthouse Annex** building, located at 306 Main Street. These include:

- County Commissioners
- Economic Development
- Planning and Zoning
- Nutrition and Transportation
- County Road and Bridge

Linn County has three **County Maintenance Shops** houses the County's road equipment and other necessary machinery. These shops are located at 402 South 5th Street in LaCygne, 701 East 14th Street in Pleasanton, and 902 Main Street in Mound City.

The **Linn County Fairgrounds** are located on the west edge of Mound City.

REGISTERED HISTORIC SITES

The following information has been taken from the National Register of Historic Places, a division of the National Park Service, at www.cr.nps.gov/nr/.

TABLE 30: NATIONAL REGISTER OF HISTORIC PLACES, LINN COUNTY

Registered Historic Site	Location	City	Year Placed on Register
Battle of Mine Creek Site	2.5 miles southwest of Pleasanton off U.S. 69	Pleasanton	1973
Landers Creek Bridge (aka Goodrich Bridge)	South edge of Goodrich	Goodrich	1985
Linn County Courthouse	4th and Main Streets	Mound City	1974
Marais des Cygnes Massacre Site	5 miles northeast of Trading Post	Trading Post	1971
Mine Creek Bridge	East of Mound City	Mound City	1983
Old Linn County Jail (aka City Hall)	312 Main Street	Mound City	1978
Prescott School	3rd and Main Streets	Prescott	1982

Source: National Register of Historic Places, National Park Service, 2005

Other Historic Places

- Shrine of Saint Philippine Duchesne – located seven miles north and five miles west of Mound City on 1025 Road
- National Cemetery – located in Mound City, dedicated to those who fell in the Civil War
- Mound City Historical Park – located on Kansas highway 52 West in Mound City

COMMUNICATION FACILITIES

Telephone Services

Linn County is served by multiple telephone service providers including Craw-Kan, Alltel Cellular, T-Mobile Cellular, Peoples, Embarq, and Cellular One Cellular.

Radio Stations

There are no radio stations located in Linn County. The majority of the stations heard in the area originate out of Kansas City, Fort Scott, Pittsburg, Chanute, and Topeka area.

WHB	810 AM	KKOW	860 AM	KKHK	1250 AM	KCSP	610 AM
KRMG	740 AM	KGGF	690 AM	KCMO	710 AM	KFAQ	1170 AM
KCCV	760 AM	KXTR	1660 AM	KCTE	1510 AM	KMBZ	980 AM
WMBH	1560 AM	KBJQ	88.3 FM	KOMB	103.9 FM	KVCY	104.7 FM
WIBW	580 AM						

Television Stations

Presently there are no local television stations located in Linn County. The over the air stations that serve the area originate out of Pittsburg and Wichita, Kansas; Joplin, Missouri; and Kansas City as well as Tulsa, Oklahoma.

KOAM 7 CBS affiliate – Pittsburgh	KWHB 47 Independent – Tulsa	KWMJ 53– Tulsa
KOED 11 PPS – Tulsa, OK	KAKE 10 ABC affiliate – Wichita	KWCH 12 CBS – Wichita
KCTV 55 Independent – Wichita	KSNW 3 NBC affiliate – Wichita	KPTS 8 PBS – Wichita
KODE 12 ABC affiliate – Joplin, MO	KSNF 16 NBC affiliate – Joplin, MO	KTWU 30 PBS - Topeka

Kansas City metro television stations, with all major network affiliates represented, include:

WDAF 4 FOX affiliate	KCTV 5 CBS affiliate	KMBC 9 ABC affiliate	KCPT 19 PBS Member Station
KCWE 29 UPN affiliate	KMCI 38 Scripps-Howard	KSHB 41 NBC affiliate	KUKC 40 Univision
KPXE 50	KSMO 62 WB affiliate		

Internet/World Wide Web Service Providers (ISP)

Internet service for the residents of Linn County is provided primarily through Embark (DSL), Craw-Kan (DSL), My Vine (DSL), Windstream, and People's Telecomm (DSL).

Newspapers

There are various newspapers serving the residents of Linn County. Listed below are Newspapers in circulation in the Linn County area:

- Fort Scott Tribune
- Garnett – Anderson County Review
- Kansas City Star
- Louisburg Herald
- Osawatomie Graphic
- Paola - Miami County Republic
- Pleasanton – Linn County News

PUBLIC UTILITIES

Electricity

Kansas City Power and Light is the supplier of electrical service in rural Linn County. The District owns and maintains the power system. Heartland Rural Electric Cooperative, Atmos Energy, and Westar also provide electric services to areas of rural Linn County.

Natural Gas

Aquila, ATM West supplies natural gas, where available, within Linn County. Propane is provided through New Horizon Farm and Home, Heartland, Ferrell, and others.

Public Water Supply

Development of an incorporated water district, called the Public Wholesale Water District # 13 (PWWD #13), started on June 30, 1997 when the USDA Rural Development awarded PWWD#13 a grant and loan to begin construction on the project. USDA Rural Development funds for this project have been used to develop a 212 acre reservoir on the North Fork of the Little Sugar Creek between the cities of Blue Mound and Mound City, construct a treatment plant, three water towers, six booster pump stations, and install approximately 107 miles of transmission lines to twelve entities (seven cities and five rural water districts). Citizens currently receive water service from Anderson Consolidated Rural Water District #1 in portions of western Linn County, Linn County Rural Water Districts #1, #2, and #3 on the north east, Miami Rural Water District #3 to the north, and Bourbon Consolidated Rural Water District #2 to the south. All these rural water districts which serve Linn County and the cities of Parker, Blue Mound, and Mound City in Linn County, along with four other communities are committed to be incorporated as PWWD #13. The anticipated completion of PWWD #13 will be near the end of 2006.

Sanitary Sewer

Other than Linn County Sewer District #1, there is not a centralized sanitary sewer collection or treatment facilities within rural Linn County. The sewer district located near Centerville has three pump stations, a three cell lagoon totaling five acres with a total of 43 connections. The majority of domestic sewage is treated by onsite wastewater treatment systems and domestic lagoons.

HEALTH FACILITIES

Hospitals

No primary medical facilities currently exist in Linn County. Instead, there are several facilities within 30 to 45 miles of the County, which offer a large network of primary care physicians, surgeons, and specialists. These hospitals include:

Hospital	Location
Allen County Hospital	Iola, Kansas
Anderson County Hospital	Garnett, Kansas
Bates City Regional Hospital	Butler, Missouri
Miami County Medical Center	Paola, Kansas
Olathe Medical Center	Olathe, Kansas
Ransom Memorial Hospital	Ottawa, Kansas
University of Kansas Medical Center	Lawrence, Kansas
Mercy Health Center	Fort Scott, Kansas
Grantham Herbert G Hospital	Fort Scott, Kansas
Saint John's Regional Medical Center	Joplin, Missouri

Medical Clinics

While no hospitals exist in unincorporated Linn County, there are four medical clinics that serve the County's residents. These include:

Clinic	Location
Olathe Medical Services	La Cygne
Olathe Medical Services	Mound City
Pleasanton Family Practice	Pleasanton
Southeast Kansas Multi-County Health Department	Pleasanton

Nursing Home Facilities

Nursing home facilities can range from fully staffed assisted-living arrangements to an apartment-like setting staffed by few persons, who may have only basic medical knowledge. These facilities accommodate persons in various health conditions in a setting that provides as much independence as possible to the resident.

The following is a listing of the facilities that are generally within 30 to 45 miles of Linn County:

Nursing Home Facility	Location
Prescott Country View Nursing Home	Prescott, Kansas
Anderson County Hospital Long-term Care	Garnett, Kansas
Golden Heights	Garnett, Kansas
Fort Scott Manor	Fort Scott, Kansas
Medicalodge	Fort Scott, Kansas
Medicalodge	Butler, Missouri
Heartland of Willow Lane	Butler, Missouri
Lifecare Center	Osawatomie, Kansas
Louisburg Healthcare and Rehabilitation	Louisburg, Kansas
Medicalodge	Nevada, Missouri

Moore Few Care Center	Nevada, Missouri
Paul L. and Martha Barone Care Center	Nevada, Missouri
Medicalodge	Paola, Kansas
North Point Skilled Nursing Center	Paola, Kansas
Moran Manor Nursing Center	Moran, Kansas
Richmond Healthcare and Rehabilitation Center	Richmond, Kansas
Windsor Place at Iola	Iola, Kansas

ENVIRONMENT, NATURAL, AND MAN-MADE RESOURCES

INTRODUCTION

In order to formulate a truly valid and "comprehensive" plan for the future development of Linn County, it is first necessary to evaluate the environment and man-made conditions which currently exist to determine the impacts that these factors may have on limiting future land uses in the County. This component of the Linn County Comprehensive Development Plan provides a general summary of the environmental and man-made conditions, which are present in the County, and identifies and qualifies the characteristics of each which will directly or indirectly impact future land uses in the County.

NATURAL ENVIRONMENTAL CONDITIONS

- Climate
- Relief/Topography
- Wildlife and Recreation
- Plant and Animal Life
- Wetlands
- Soil Association
- Capability Grouping
- Prime Farmland
- Soil Limitations

NATURAL CONDITIONS

Climate

(This information was taken from the Linn and Miami Counties, Kansas Soil Survey, issued by the United States Department of Agriculture, Soil Conservation Service in June, 1981)

Linn County has a continental climate typical of the interior of a large land mass in the middle latitudes. Such a climate is characterized by large daily and annual variations in temperature. Winters are cold because of the frequent outbreaks of air from the Polar Regions. Winter lasts only from December through February. Warm summer temperatures last for about 6 months every year, and the transition seasons, spring and fall, are fairly short. The warm temperatures provide a long growing season for crops.

Linn County is in the path of a fairly dependable current of moisture-laden air from the Gulf of Mexico. Precipitation is heaviest late in spring and early in summer. Much of it occurs as late-evening or nighttime thunderstorms. Although the total precipitation is generally adequate for any crop, its distribution may cause problems in some years. Prolonged dry periods of several weeks duration are not uncommon during the growing season. A surplus of precipitation often produces muddy fields and a delay in planting and harvesting.

In winter the average temperature is 34.4 degrees F, and the average daily minimum temperature is 23.5 degrees. The lowest temperature on record, which occurred at Pleasanton on February 13, 1905, is -23 degrees. In summer the average temperature is 77.4 degrees, and the average daily maximum temperature is 89.7 degrees. The highest recorded temperature, which occurred at Mound City, KS on July 14, 1954, is 117 degrees.

The total annual precipitation is 38.53 inches. Of this, 26.38 inches, or 68 percent, usually falls in April through September, which includes the growing season for most crops. In two years out of ten, the rainfall in April through September is less than 17.67 inches.

Average seasonal snowfall is 17.5 inches. The greatest snowfall amount, 36.5 inches, occurred during the winter of 1958-59. On an average of 20 days, at least one inch of snow is on the ground. The number of such days varies greatly from year to year.

The sun shines 72 percent of the time possible in summer and 56 percent in winter. The prevailing wind is from the south. Average wind speed is highest, 12 miles per hour, in March.

Tornadoes and severe thunderstorms occur occasionally in Linn County. These storms are usually local in extent and of short duration; therefore, damage is slight. Hailstorms occur during the warmer part of the year, but they are infrequent and local in extent. Crop damage by hail is less in this part of the State than it is in the western part.

Relief/Topography

(This information was taken from the Linn and Miami Counties, Kansas Soil Survey, issued by the United States Department of Agriculture, Soil Conservation Service in June 1981)

Relief influences soil formation through its effect on drainage, runoff, and erosion. The amount of water that moves into the soils depends partly on relief. Generally, the steep soils receive less water than the gently sloping soils and lose more soil material by erosion. The level or depressional soils generally receive extra water from higher lying soils. Because of this additional water, the upper layers of the soil profile are gray or mottled and are thicker. Level or gently sloping soils, such as Kenoma and Summit soils, generally have a more strongly developed profile than steeper soils, such as Lebo soils. Runoff is slowed on the level soils, and more water can percolate through the soil or pond on it. On most of the nearly level soils that formed in alluvium, additional sediment has been deposited during flooding.

Wildlife and Recreation

(This information was taken from the Linn and Miami Counties, Kansas Soil Survey, issued by the United States Department of Agriculture, Soil Conservation Service in June 1981)

The chief game species in Linn County are bobwhite quail, mourning dove, cottontail rabbit, fox squirrel, whitetail deer, turkey, and several species of waterfowl. The Marais des Cygnes Waterfowl Refuge and several privately-owned marshes provide good duck and goose hunting opportunities.

Non-game species of wildlife in the County are numerous because of the diverse number of habitat types. Cropland, woodland, and grassland are intermixed throughout the survey area. These habitat types create the desirable "edge" effect that is conducive to many species. Each type provides a home for a particular group of species. Bird watchers and wildlife observers frequently use the refuge area.

Furbearers are common in the waterfowl refuge and along the Marais des Cygnes River and its tributaries. Trapping is done on a limited basis. Stockwater ponds, the Marais des Cygnes, and several lakes provide good to excellent fishing. Species commonly caught in the County are bass, bluegill, crappie, channel catfish, bullhead catfish, and flathead catfish.

Soils affect the kind and amount of vegetation that is available to wildlife as food and cover. They also affect the construction of water impoundments. The kind and abundance of wildlife depend largely on the amount and distribution of food, cover, and water. Wildlife habitat can be created or improved by planting appropriate vegetation, by maintaining the existing plant cover, or by promoting the natural establishment of desirable plants.

Plant and Animal Life

(This information was taken from the Linn and Miami Counties, Kansas Soil Survey, issued by the United States Department of Agriculture, Soil Conservation Service in June 1981)

Plants and animals greatly affect soil formation. In turn, changes in soil features affect the habitat supporting the plants and animals. In a given climate region, the particular kinds of plant and animal life are determined by the other factors of soil formation.

Plants cover the soil and protect it from erosion, provide food for the animals in and on the soil, and bring nutrients from lower layers to the surface layer. Plants are decomposed by plant and animal micro-organisms to form organic matter. Organic matter physically and chemically influences the color, structure, and other soil properties, and it creates a more favorable environment for biological activity within the soil. Most of the soils in the survey area formed under the influence of tall prairie grasses. Some of the soils, for example, the Clareson soils, formed under the influence of a combination of tall and mid prairie grasses. The soils that formed in recent alluvium were influenced by a combination of tall prairie grasses and hardwood trees. Welda soils formed under a canopy of hardwood trees on wetlands.

Animals influence soil formation by aiding in decomposition of organic materials and weathering of the parent material. Worms, for example, influence the color and structure of the soils.

Man has a great affect on the development of soils. The use of soils by man in most places has increased erosion, increased or decreased organic-matter content, and changed the relief by land leveling and industrial or urban development. Thereby, he has changed or offset the normal processes of soil formation.

Wetlands

Wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods during the year, including during the growing season. Water saturation (hydrology) largely determines the soil development and the types of plant and animal communities living in and on the soil. Wetlands may support both aquatic and terrestrial species. The prolonged presence of water creates conditions that favor the growth of specially adapted plants (hydrophytes) and promote the development of characteristic wetland (hydric) soils. Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and other factors, including human disturbance. Two general categories of wetlands are recognized: coastal or tidal wetlands and inland or non-tidal wetlands.

Inland wetlands found in Linn County are most common on floodplains along rivers and streams (riparian wetlands), in isolated depressions surrounded by dry land (for example, playas, basins, and "potholes"), along the margins of lakes and ponds, and in other low-lying areas where the groundwater intercepts the soil surface or where precipitation sufficiently saturates the soil (vernal pools and bogs). Inland wetlands include marshes and wet meadows dominated by herbaceous

plants, swamps dominated by shrubs, and wooded swamps dominated by trees. Certain types of inland wetlands are common to particular regions of the country:

- wet meadows or wet prairies in the Midwest
- prairie potholes of Kansas

Many of these wetlands are seasonal (dry one or more seasons every year). The quantity of water present and the timing of its presence in part determine the functions of a wetland and its role in the environment. Even wetlands that appear dry at times for significant parts of the year -- such as vernal pools-- often provide critical habitat for wildlife adapted to breeding exclusively in these areas.

The federal government protects wetlands through regulations (like Section 404 of the Clean Water Act), economic incentives and disincentives (for example, tax deductions for selling or donating wetlands to a qualified organization and the "Swampbuster" provisions of the Food Security Act), cooperative programs, and acquisition (for example, establishing national wildlife refuges). Beyond the federal level, a number of states have enacted laws to regulate activities in wetlands, and some counties and towns have adopted local wetlands protection ordinances or have changed the way development is permitted. Few states, however, have laws specifically regulating activities in inland wetlands, although some states and local governments have non-regulatory programs that help protect wetlands.

Partnerships to manage whole watersheds have developed among federal, state, tribal, and local governments; nonprofit organizations; and private landowners. The goal of these partnerships is to implement comprehensive, integrated watershed protection approaches. A watershed approach recognizes the inter-connection of water, land, and wetland resources and results in more complete solutions that address more of the factors causing wetland degradation.

The government achieves the restoration of former or degraded wetlands under the Clean Water Act, Section 404 program, as well as through watershed protection initiatives. Together, partners can share limited resources to find the best solutions to protect and restore America's natural resources. While regulation, economic incentives, and acquisition programs are important, they alone cannot protect the majority of our remaining wetlands. Education of the public and efforts in conjunction with states, local governments, and private citizens are helping to protect wetlands and to increase appreciation of the functions and values of wetlands.

Wetlands play an important role in the ecology of Linn County. Wetlands are home to many species of wildlife, many of which live only in wetland areas. Wetlands also provide an important service to nearby areas by holding and retaining floodwaters. These waters are then slowly released as surface water, or are used to re-charge groundwater supplies. Wetlands also help regulate stream flows during dry periods.

The U.S. Fish and Wildlife Service (FWS) produce information on the characteristics, extent, and status of the Nation's wetlands and deepwater habitats. This information has been compiled and organized into the National Wetlands Inventory (NWI). At the time of this Plan, the FWS had mapped 89% of the lower 48 states, and the State of Kansas had been entirely mapped. Maps produced by the NWI are available through their website or national office.

Wetlands are categorized in several classifications, each more detailed and specific than the previous. The NWI uses five systems; marine, estuarine, riverine, lacustrine, and palustrine. Within each system, there are subsystems, classes, subclasses, and dominance types to describe different wetland characteristics. The system classification refers to wetlands that share similar hydrologic, geomorphologic, chemical, or biological factors. Following are definitions and examples of three of the five systems used to describe wetlands. The Marine and Estuarine wetland systems are located in and near the open ocean; therefore, they do not occur in Kansas. Further information, through NWI, on specific classifications is available.

The following figures depict common ways in which these three systems develop. These figures were produced by the United States Fish and Wildlife Service, and are taken from their 1979 publication entitled "Classification of Wetlands and Deepwater Habitats of the United States." Figures 6, 7, and 8 depict common examples of the riverine, lacustrine, and palustrine wetlands, respectively. Figure 9 shows the occurrence of wetlands in Linn County.

FIGURE 5: RIVERINE WETLAND SYSTEM

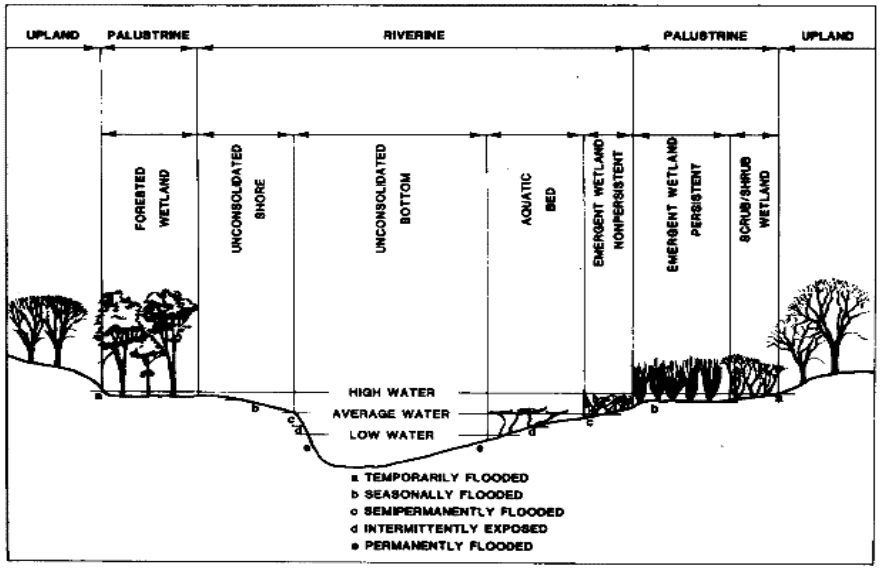
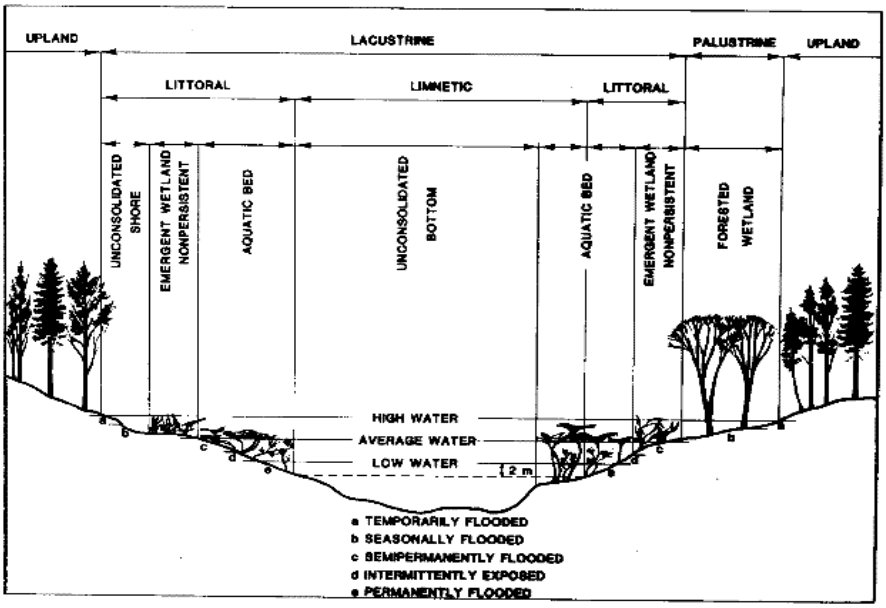


Figure 6 shows the riverine system includes all wetlands that occur in channels, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean derived salts in excess of 0.5%. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water. Therefore, water is usually, but not always, flowing in the riverine system.

Springs discharging into a channel are also part of the riverine system. Uplands and palustrine wetlands may occur in the channel, but are not included in the riverine system. Palustrine Moss-Lichen Wetlands, Emergent Wetlands, Scrub-Shrub Wetlands, and Forested Wetlands may occur adjacent to the riverine system, often in a floodplain.

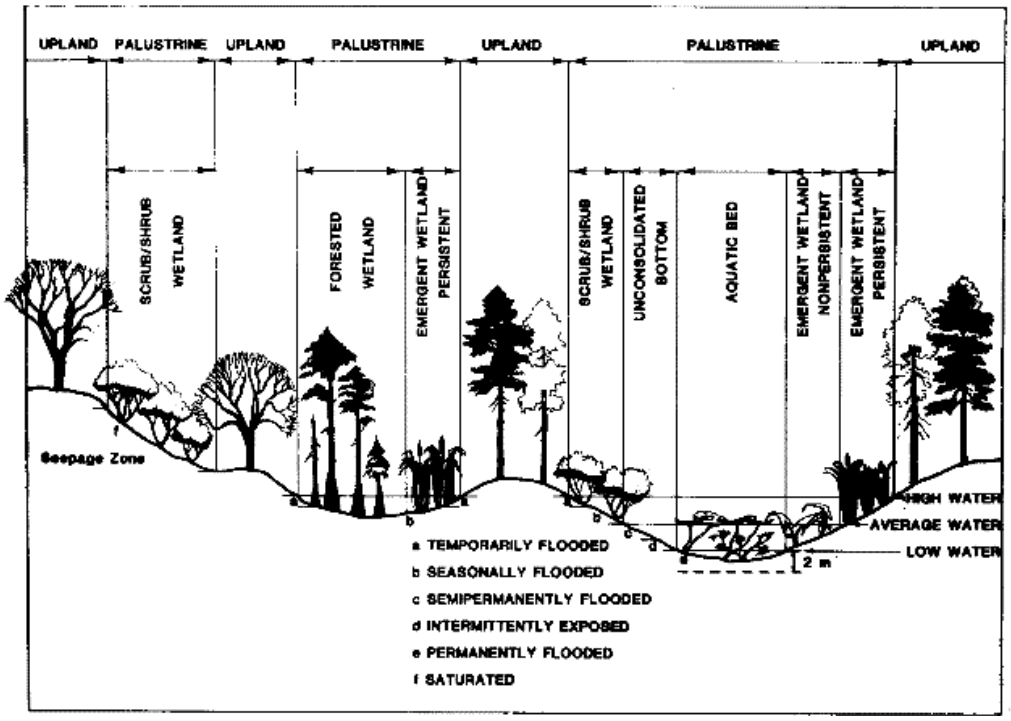
FIGURE 6: LACUSTRINE WETLAND SYSTEM



The Lacustrine System includes all wetlands with all of the following characteristics: (1) situated in a topographic depression or a dammed river channel; (2) lacking trees, shrubs, persistent emergents, emergent moss or lichens with greater than 30% area coverage; and (3) total area exceeds 20 acres. Similar wetland areas totaling less than 20 acres are also included in the Lacustrine System if an active wave-formed or bedrock shoreline feature makes up all or part of the boundary, or if the water depth in the deepest part of the basin exceeds 6.6 feet (2 meters) at low water.

The Lacustrine System includes permanently flooded lakes and reservoirs (e.g. Lake Superior), intermittent lakes (e.g. playa lakes), and tidal lakes with ocean-derived salinities below 0.5% (e.g. Grand lake, Louisiana). Typically, there are extensive areas of deep water and there is considerable wave action. Islands of Palustrine wetlands may lie within the boundaries of the Lacustrine System.

FIGURE 7: PALUSTRINE WETLAND SYSTEM



The Palustrine System includes all non-tidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5%. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 20 acres; (2) lacking active wave-formed or bedrock shoreline features ; (3) water depth in the deepest part of basin less than 6.6 feet (2 meters) at low water; and (4) salinity due to ocean-derived salts less than 0.5%.

The Palustrine System was developed to group the vegetated wetlands traditionally called by such names as marsh, swamp, bog, fen, and prairie, which are found throughout the United States. It also includes the small, shallow, permanent, or intermittent water bodies often called ponds. These wetlands may be situated shoreward of lakes, river channels, or estuaries; on river floodplains; in isolated catchments; or on slopes. They may also occur as islands in lakes or rivers.

FIGURE 8: WETLANDS MAP

Soil Formation and Classification

Factors of Soil Formation

Soil is produced through an interaction of materials that have been deposited or accumulated by geologic process. The characteristics of the soil at any given point are determined by (1) the physical and mineralogical composition of the parent material; (2) the climate under which the soil material has accumulated and existed since accumulation; (3) the plant and animal life on and in the soil; (4) the relief, or lay of the land; and (5) the length of time the forces of soil development have acted on the soil material.

Climate and vegetation are active factors of soil genesis. They act on the parent material that has accumulated through the weathering of rocks and slowly change it into a natural body with genetically related horizons. The affects of climate and vegetation are conditioned by relief. The parent material also affects the kind of profile that can be formed, and in extreme cases, determines it almost entirely. Finally, time is needed for the changing of the parent material into a soil profile. It may be much or little, but some time is always required for horizon differentiation. Generally, a long time is required for the development of distinct horizons.

The five factors of soil genesis are so closely interrelated in their affects on the soil that few generalizations can be made regarding the affect of any one factor unless conditions are specified for the other four. Many of the processes of soil development are unknown.

Soil Association

(This information was taken from the Linn and Miami Counties, Kansas Soil Survey, issued by the United States Department of Agriculture, Soil Conservation Service in June 1981)

1. Woodson-Summit Association

Deep, nearly level and gently sloping, somewhat poorly drained and moderately well drained soils that have a clayed subsoil; on uplands.

This association consists of soils on ridge tops and side slopes that are dissected by drainageways. The slope range is 1 to 4 percent.

This association makes up about 5 percent of the survey area. It is about 60 percent Woodson soils, 30 percent Summit soils, and 10 percent soils of minor extent.

The deep, somewhat poorly drained Woodson soils formed in old clayey alluvium. These soils are on broad ridge tops. The surface layer is very dark gray silt loam about 7 inches thick. The subsoil is about 33 inches thick. The upper part of the subsoil is black, mottled, very firm silty clay; the middle part is dark gray, mottled, very firm silty clay; and the lower part is gray, mottled, very firm silty clay. The substratum to a depth of about 60 inches is gray, mottled silty clay.

The deep, moderately well drained Summit soils formed in residuum or colluvium from clay or shale on side slopes and foot slopes. The surface layer is black silty clay loam about 11 inches thick. The subsoil to a depth of about 60 inches is

black, very firm silty clay in the upper part, dark grayish brown, mottled, extremely firm silty clay in the middle part, and olive brown, very dark grayish brown, and dark gray, coarsely mottled, extremely firm silty clay in the lower part.

Of minor extent in this association are Catoosa, Grundy, Kenoma, and Verdigris soils. The moderately deep Catoosa soils and the deep Grundy and Kenoma soils are on ridgetops. The deep, moderately well drained Verdigris soils are on flood plains along drainageways.

The soils in this association are used mainly for cultivated crops and tame pasture. Corn, grain sorghum, soybeans, and small grain are the main crops. Water erosion is a hazard in the gently sloping areas. Controlling erosion and maintaining soil tilth and fertility are concerns in management.

2. CATOOSA-CLARESON-SUMMIT ASSOCIATION

Moderately deep and deep, nearly level to strongly sloping, well drained and moderately well drained soils that have a silty and clayey subsoil; on uplands.

This association is made up of soils on ridgetops, side slopes, and foot slopes that are dissected by drainageways and small creeks. The slope range is 2 to 15 percent.

This association makes up about 62 percent of the survey area. It is about 20 percent Catoosa soils, 15 percent Clareson soils, 15 percent Summit soils, and 50 percent soils of minor extent.

The moderately deep, well drained Catoosa soils formed in residuum of limestone on ridge tops. The surface soil is dark brown silt loam about 12 inches thick. The subsoil is about 17 inches thick. The upper part of the subsoil is dark reddish brown, firm and very firm silty clay loam, and the lower part is dark red, very firm silty clay. Limestone is at a depth of about 29 inches.

The moderately deep, well drained Clareson soils formed in residue of limestone on points of ridges and on the upper part of side slopes. The surface soil is very dark brown silty clay loam about 11 inches thick. The subsoil is about 22 inches thick. The upper part of the subsoil is dark reddish brown, firm flaggy silty clay loam; the middle part is dark reddish brown, very firm flaggy silty clay; and the lower part is dark reddish brown and reddish brown, very firm flaggy silty clay. Limestone is at a depth of about 33 inches.

The deep, moderately well drained Summit soils formed in residuum or colluvium from clay or shale. These soils are on side slopes and foot slopes. The surface soil is black silty clay loam about 11 inches thick. The subsoil to a depth of about 60 inches is black, very firm silty clay in the upper part, dark grayish brown, mottled, extremely firm silty clay in the middle part, and olive brown and dark gray, coarsely mottled, extremely firm silty clay in the lower part.

Of minor extent in this association are Eram, Kenoma, Lebo, and Verdigris soils. The moderately deep Eram and Lebo soils are in the steeper areas. The deep Kenoma soils are on reidgetops. The deep Verdigris soils are on flood plains along drainageways.

On about half the acreage of this association, the soils are used for cultivated crops. On most of the rest of the acreage, they are used for tame pasture. Corn, grain sorghum, soybeans, small grain, and red clover are the main crops. Bromegrass and tall fescue are the main tame grasses. On cultivated cropland, erosion is a hazard. Controlling erosion and maintaining soil tilth and fertility are concerns in management. On pastureland, maintaining and improving grass production are concerns in management. Brush management is of particular concern.

3. DENNIS-PARSON ASSOCIATION

Deep, nearly level and gently sloping, moderately well drainaged and somewhat poorly drained soils that have a clayey and silty subsoil; on uplands.

This association consists of soils on broad ridgetops and side slopes that are dissected by drainageways. It occurs only in Linn County. The slope range is 1 to 6 percent.

This association makes up about 11 percent of the survey area. It is about 40 percent Dennis soils, 20 percent Parsons soils, and 40 percent soils of minor extent.

The deep, moderately well drained Dennis soils formed in residuum or colluvium from shale. These soils are on side slopes and foot slopes. The surface layer is dark brown silt loam about 11 inches thick. The subsoil extends to a depth of more than 60 inches. The upper part of the subsoil is dark brown, mottled, firm silty clay loam; the middle part is yellowish brown, mottled, very firm silty clay; and the lower part is dark brown and yellowish brown, mottled, very firm silty clay.

Of minor extent in this association are Bates, Kenoma, Summit, and Woodson soils. The moderately deep Bates soils are on side slopes. The deep Kenoma and Woodson soils are on similar positions on the landscape. The deep Summit soils are on foot slopes adjacent to drainageways.

The soils in this association are used mainly for cultivated crops. In some areas they are used for hay or pasture. Corn, grain sorghum, soybeans, small grain, and red clover are the main crops. Water erosion is a hazard in the gently sloping areas. Controlling erosion and maintaining soil tilth and fertility are concerns in management.

4. VERDIGRIS-OSAGE-LANTON ASSOCIATION

Deep, nearly level, moderately well drained to poorly drained soils that have a silty and clayey subsoil; on flood plains.

This association consists of soils on flood plains along major streams. The slope range is 0 to 2 percent.

This association makes up about 12 percent of the survey area. It is about 45 percent Verdigris soils, 35 percent Osage soils, 10 percent Lanton soils, and 10 percent soils of minor extent.

The deep, moderately well drained Verdigris soils formed in silty alluvium on flood plains. The surface layer is very dark grayish brown silt loam about 9 inches thick. The subsurface layer is very dark grayish brown silt loam about 23

inches thick. The next layer is dark brown, firm silt loam about 20 inches thick. The substratum to a depth of about 60 inches is dark yellowish brown silt loam.

The deep, poorly drained Osage soils formed in clayey alluvium. These soils are on flood plains and in backwater areas. The surface soil is black silty clay about 23 inches thick. The subsoil is about 21 inches thick. The upper part of the subsoil is very dark gray, mottled, very firm silty clay, and the lower part is dark gray, mottled, extremely firm silty clay. The substratum to a depth of about 60 inches is gray, mottled clay.

The deep, somewhat poorly drained Lanton soils formed in silty alluvium on flood plains. The surface soil is very dark grayish brown silt loam about 14 inches thick. The next layer is dark grayish brown, mottled, friable silt loam about 24 inches thick. The substratum to a depth of about 60 inches is dark grayish brown, mottled silt loam in the upper part and very dark gray, mottled silty clay loam in the lower part.

Of minor extent in this association are Hepler, Mason, and Summit soils. The somewhat poorly drained Hepler soils are on stream terraces above the Verdigris soils. The well drained Mason soils are on rarely flooded terraces. The moderately well drained Summit soils are on foot slopes of adjacent uplands.

The soils in this association are used mainly for cultivated crops, but in some small areas they are used as pasture, woodland, and wildlife habitat. Corn, grain sorghum, soybeans, and small grain are the main crops. Flooding and wetness are the main management concerns.

5. ERAM-DENNIS-BATES ASSOCIATION

Moderately deep and deep, gently sloping and moderately sloping, moderately well drained and well drained soils that have a clayey, silty, and loamy subsoil; on uplands.

This association consists of soils on ridgetops and side slopes that are dissected by drainageways and creeks. The slope range is 1 to 8 percent.

This association makes up about 5 percent of the survey area. It is about 60 percent Eram Soils are on side slopes. These soils formed in material weathered from shale. The surface layer is very dark grayish brown silty clay loam about 9 inches thick. The subsoil is dark grayish brown, mottled, very firm silty clay about 18 inches thick. Clayey shale is at a depth of about 27 inches.

The deep, moderately well drained Dennis soils formed in residuum or colluvium from shale. These soils are on side slopes and foot slopes. The surface layer is dark brown silt loam about 11 inches thick. The subsoil extends to a depth of more than 60 inches. The upper part of the subsoil is dark brown, mottled, firm silty clay loam; the middle part is yellowish brown, mottled, very firm silty clay; and the lower part is dark brown and yellowish brown, mottled, very firm silty clay.

The moderately deep, well drained Bates soils formed in residuum of sandstone and silty shale. These soils are on ridgetops and the upper part of side slopes. The surface layer is very dark brown loam about 10 inches thick. The subsoil is firm clay loam about 21 inches thick. The upper part is dark brown, and the lower part is brown. Fine grained, acid sandstone is at a depth of about 31 inches.

Of minor extent in this association are Kenoma, Lebo, and Summit soils. The deep, clayey Kenoma soils are on ridgetops. The deep, clayey Summit soils are on side slopes and foot slopes. The moderately deep Lebo soils have a channery subsoil and are on side slopes.

The soils in this association are used mainly for range and pasture, but in some small areas they are used for cultivated crops. Tall fescue and brome grass are the main grasses used for tame pasture. Erosion is a hazard. Maintaining and improving grass production and controlling erosion are concern in management. Brush management is of particular concern.

FIGURE 9: SOIL ASSOCIATIONS MAP

Capability Groups of Soils

The capability classification is a grouping that shows, in a general way, how suitable soils are for most kinds of farming. It is a practical grouping based on limitations of the soils, the risk of damage when they are used, and the way they respond to treatment.

In this system, all the kinds of soil are grouped at three levels, the capability class, subclass, and unit. The eight capability classes in the broadest grouping are designated by Roman numerals I through VIII. Class I soils have few limitations, the widest range of use, and the least risk of damage when they are used. The soils in the other classes have progressively greater natural limitations. In class VIII are soils and landforms so rough, shallow, or otherwise limited do not produce worthwhile yields of crops, forage, or wood products.

The subclasses indicate major kinds of limitations within the classes. Within most of the classes there can be up to four subclasses. The subclass is indicated by adding a small letter, e, w, s, or c, to the class numeral, for example, "IIe". The letter "e" shows the main limitation risk is erosion unless close-growing plant cover is maintained. A "w" means that water in or on the soil will interfere with plant growth or cultivation (in some soils wetness can be partly corrected by artificial drainage). An "s" shows the soil is limited mainly because of shallow, droughty, or stony. Finally, a "c" when used, indicates that the chief limitation is climate that is too cold or too dry.

In class I there are no subclasses, because the soils of this class have few or no limitations. Class V can contain, at the most, only subclasses "w", "s", and "c", because these soils have little or no susceptibility to erosion but have other limitations limiting their use largely to pasture, range, woodland, or wildlife.

Within the subclasses, there are additional capability units. These groups of soils are enough alike to be suited to the same crops and pasture plants, to require similar management, and to have similar productivity and other responses to management. Thus, the capability unit is a convenient grouping for making many statements about management of soils. Capability units are generally identified by numbers assigned locally, for example, IIe-1 or IIIe-1.

Soils are classified in capability classes, subclasses, and units in accordance with the degree and kind of their permanent limitations. This is done without consideration to major and expensive land forming that would change the slope, depth, or other characteristics of the soil; and without consideration of possible but unlikely major reclamation projects.

The eight classes in the capability system and the subclasses and units in Linn County are described in the list that follows.

Soil Capability System, Linn County, Kansas

Class I Soils that have a few limitations that restrict their use. These soils are suitable for intensive cultivation over long periods and do not require special practices other than those used for good farming. (No subclasses).

Class II Soils that have some limitations that reduce the choice of plants or require moderate conservation practices. They are suitable for tiled crops, pasture, or woodland.

Class III Soils that have severe limitations that reduce the choice of plants, or require special conservation practices, or both. These soils are suitable for tilled crops, pasture, woodland, or wildlife.

Class IV Soils that have very severe limitations that restrict the choice of plants, require very careful management, or both. They are suited to tilled crops, but need intensive management. They are also suited to pasture, woodland, or wildlife.

Class V Soils are not likely to erode but have other limitations, impractical to remove, that limit their use largely to pasture, range, woodland, or wildlife.

Class VI Soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife.

Class VII Soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife.

Class VIII Soils and landforms have limitations that preclude their use for commercial plants and restrict their use to recreation, wildlife, or water supply, or to esthetic purposes.

TABLE 31: SOIL CAPABILITY TABLE

Map Symbol	Map Unit	Capability Unit
Bb	Bates loam, 1 to 4 percent slopes	IIe
Bc	Bates loam, 4 to 8 percent slopes	IIIe
Cb	Catoosa silt loam, 1 to 3 percent slopes	IIe
Cm	Clareson-Rock outcrop complex, 2 to 15 percent slopes	VIe
De	Dennis silt loam, 1 to 3 percent slopes	IIe
Df	Dennis silt loam, 3 to 6 percent slopes	IIIe
Ec	Eram silty clay loam, 1 to 4 percent slopes	IIIe
Ed	Eram silty clay loam, 4 to 8 percent slopes	IVe
Ef	Eram-Lebo cilty clay loams, 5 to 20 percent slopes	VIe
Gc	Grundy silt loam, 1 to 3 percent slopes	IIe
Hp	Hepler silt loam	IIw
Ke	Kenoma silt loam, 1 to 4 percent slopes	IIIe
La	Lanton silt loam	IIw
Lb	Lebo channery silty clay loam, 15 to 30 percent slopes	VIe
Mb	Mason silt loam	I
Nf	Newtonia silt loam, 0 to 1 percent slopes	I
Ng	Newtonia silt loam, 1 to 4 percent slopes	IIe
Nh	Newtonia silt loam, 4 to 8 percent slopes	IIIe
Oh	Okemah silt loam, 0 to 3 percent slopes	I
Om	Orthents, hilly	VIIs
Op	Orthents, sloping	VIs
Ot	Osage silty clay loam	IIw
Ov	Osage silty clay	IIIw
Pc	Parsons silt loam	IIs
Po	Pits, quarries	---
Sn	Summit silty clay loam, 1 to 4 percent slopes	IIe
So	Summit silty clay loam, 4 to 8 percent slopes	IIIe
Vb	Verdigris silt loam	IIw
Vc	Verdigris silt loam, frequently flooded	Vw
We	Welda silt loam, 2 to 5 percent slopes	IIe
Wo	Woodson silt loam, 0 to 2 percent slopes	IIs
w	Water	---

Source: Soil Survey of Linn and Miami Counties, Kansas, United States Department of Agriculture, June 1981

Table 31 describes soils by classification as well as capability unit. Each soil type is listed with the identified rating, as discussed previously. The data for dryland capability, in the table, indicate that Linn County has 16 of the total 30 soil types (excluding pits/quarries and water), or 53.3%, listed as a Class I or Class II. However, for those soils rated a Class V or greater, there were 6 of 30, or 20.0%. The remaining eight soil types were rate either a Class III or Class IV.

SOIL SUITABILITY

The characteristics of soils play a major role in determining the potential compatibility of certain uses on the land. The ability to absorb certain liquids such as water and wastewater are different for certain types. In addition, as noted in the capabilities section, how sensitive an area is to erosion or how shallow the soils are in an area can have a major impact on the ability to develop a specific area of Linn County. These conditions and how they factor into a soils ability to support certain types of uses is referred to limitations.

Soil Limitations

The interpretations are based on the estimated engineering properties of soils, on test data for soils in the survey area and others nearby or adjoining, and on the experience of engineers and soil scientists with the soils of Linn County. Ratings are used to summarize limitation or suitability of the soils for all listed purposes other than for drainage of cropland and pasture; irrigation; pond reservoir areas; embankments, dikes, and levees; and terraces and diversions.

Soil limitations are indicated by the ratings slight, moderate, and severe. Slight means that soil properties are generally favorable for the rated use, or in other words, that limitations are minor and easily overcome. Moderate means that some soil properties are unfavorable but can be overcome or modified by special planning and design. Severe means that soil properties are so unfavorable and so difficult to correct or overcome as to require major soil reclamation, special designs, or intensive maintenance. For some uses, the rating of severe is divided to obtain ratings of severe and very severe. Very severe means that one or more soil properties are so unfavorable for a particular use that overcoming the limitations is most difficult and costly and commonly is not practical for the rated use.

Conventionally, the septic tank-absorption field system has proven satisfactory for many areas when properly designed, installed, and maintained. However, conditions do exist where this system is not suitable. Areas of seasonal high groundwater tables, bedrock in close proximity to the soil surface, or soils having very fast or very slow percolation rates are not suited for the septic tank-absorption field system. Other limitations for this system include topography, small lot size and proximity to water supplies used for drinking or recreation.

FIGURE 10: SOIL CAPABILITY MAP

Slope

The slope of the soil has a major impact on the ability to use a piece of land for specific uses. The natural slope is somewhat determined by the type of soil association. Slope is a major determining factor in soil suitability with regard to septic absorption, sewage lagoons, prime farmland, and dwelling units.

Figure 11 indicates the percent slope of the land within Linn County. The data were taken from the United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS). The map was generated using SSURGO soil data from this agency. The data are tied to actual soil types and associations and then map based upon the specific locations of these soil types.

The map in Figure 11 indicates that approximately 65% of Linn County has slight slopes. However, slopes are steeper in the southeastern corner of the County and along river and creeks. The slopes in the southeastern portion of Linn County range from very slight to the south of Pleasanton up to as much as 50% in areas to the east of Pleasanton and Prescott, along the Missouri border. The largest portion of the area is categorized as being within the 1 to 3% and 1 to 4% categories. Not surprising, the greatest development pressures in Linn County, outside the communities, is in the steeper sloped areas.

Prime Farmland

The prime farmland **c**lassification identifies map units as All Areas are Prime Farmland, Farmland of Statewide Importance, or Prime Farmland if Drained. Farmland classification identifies the location and extent of the most suitable land for producing food, feed, fiber, forage, and oilseed crops (USDA, 2004).

In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

Linn County has an abundance of prime farmland. This can be seen in Figure 12, with most of the prime farmland occurring in the northwestern, northeastern, and southern portions of the county. Due to the importance of prime farmland, the county may want to add special protection to these areas.

FIGURE 11: SLOPES

FIGURE 12: PRIME FARMLAND

Dwellings without Basements and Dwellings with Basements

The ability for soils to handle different structural uses such as residential dwellings is dependent upon a number of conditions. It is these conditions that determine the level of suitability of the soil for this specific use. Based upon the data in the Soil Survey of Linn County, there are a number of factors that influence the suitability of the soil. These factors are:

- bearing capacity of the soil,
- shrink-swell capacity of the soil,
- how subject the soil is to ponding and/or flooding,
- the level of the water table, and
- moisture levels in the soil

The soils for this category are rated as Not Limited, Somewhat Limited, or Very Limited. Any one of these factors can play a significant role in the type of construction methods that will need to be employed in constructing a residence in Linn County. Thus, Very Limited suitability does not disqualify the use, but merely indicates that special circumstances exist and these need to be accounted for in the design of the structure. Figure 13 and 14 indicate the level of suitability for these uses throughout Linn County.

The majority of Linn County's soils are rated as Very Limited. There are only small patches of area that indicate the soil is Not Limited. Finally, the Somewhat Limited category can be found scattered throughout Linn County, along waterways. Again, the Very Limited category does not halt this use from occurring but indicates that special design considerations need to be implemented. This is true on the eastern side of Linn County where the greatest non-urban growth pressure exists.

Septic Tank and Absorption Fields

The typical septic tank and absorption field onsite wastewater treatment system consists of two major components – the septic tank and the absorption field. In the septic tank, solids are separated from the liquid, undergo anaerobic digestion and are stored as sludge at the bottom of the tank. The liquid (septic tank effluent) flows to the absorption field where it percolates into the soil. The soil acts as a final treatment by removing bacteria, pathogens, fine particles, and some chemicals.

Septic tank absorption fields are subsurface systems of tile, plastic chamber, or perforated pipe that distribute effluent from a septic tank into natural soil. The soil material between depths of 18 inches and six feet is evaluated. The soil properties considered are those that affect both absorption of effluent and construction and operation of the system. Properties that affect absorption are permeability, depth to water table or rock, and susceptibility to flooding. Slope affects difficulty of layout and construction and also the risk of erosion, lateral seepage, and down slope flow of effluent. Large rocks or boulders increase construction costs.

The soils in Linn County, as shown in Figure 15, are defined as one of two ways: Somewhat Limit and Very Limited. The majority of Linn County is considered to be Very Limited. This condition is based upon a varying number of reasons, including:

- permeability,
- slopes,
- ponding,
- flooding, and
- high water table

Again, these conditions will need to be addressed when designing and constructing a septic tank and absorption field. In a number of situations, these conditions may be overcome by special designs; however, some of the conditions impacting the construction of this system will completely halt the ability at certain sites.

Sewage Lagoons

The lagoon system is an effective method of home sewage treatment and is well-suited for larger lot areas having very slow soil percolation rates. This system generally discharges home sewage directly into the lagoon. Properly designed and sized lagoons use evaporation for dewatering. Both aerobic and anaerobic decomposition occur in lagoon treatment of home sewage. Anaerobic treatment generally occurs at and near the bottom of lagoons where settled solids and sludge accumulate. This treatment is similar to the anaerobic treatment that occurs in septic tanks. Aerobic treatment occurs in the presence of oxygen and usually occurs near the lagoon surface. Aerobic treatment aids in reducing the odors released during anaerobic treatment and also provides additional treatment of home sewage. Wind movement aids in mixing oxygen into the lagoon surface and helps to increase evaporation.

Proper lagoon sizing and construction is essential for holding and treating home sewage. The surface area of a lagoon must meet specific requirements of the Kansas Department of Health and Environment and should be designed to meet the number of people living in the home.

In addition, these criteria can be applied to the development of livestock confinement facilities in Linn County. As with the residential uses, the lagoons must be designed for a specific capacity and waste management program. These standards have been established by the Environmental Protection Agency and the Kansas Department of Health and Environment.

Linn County's use of sewage lagoons is more suitable than septic systems due to a number of conditions. The sewage lagoon suitability rating for the County is fairly evenly split between Somewhat Limited and Very Limited, as depicted in Figure 16. The Very Limited areas are located along waterways, predominantly in the northeastern quarter of the County (where the rural development pressures currently exist). This condition is based upon a varying number of reasons, including:

- permeability,
- slopes,
- ponding,
- flooding, and
- high water table
- depth to bedrock

Again, these conditions will need to be addressed when designing and constructing a sewage lagoon. In a number of situations, these conditions may be overcome by special designs; however, some of the conditions impacting the construction of this system will completely halt the ability at certain sites.

Local Roads and Streets

Local roads and streets have an all-weather surface expected to carry automobile traffic all year. They have a subgrade of underlying soil materials (i.e., a base consisting of gravel, crushed rock, or soil material stabilized with lime or cement) and a flexible or rigid surface, commonly asphalt or concrete. These roads are graded to shed water and have ordinary provisions for drainage. They are built mainly from soil at hand. Soil properties that most affect design and the construction of roads and streets are the load supporting capacity, the stability of the subgrade, and the workability and quantity of cut and fill material available. Design and capacity of roads and streets should follow the AASHTO and Unified classifications of the soil materials.

The soils in Linn County, as shown in Figure 17, are defined as one of three ways: Not Limited, Somewhat Limit and Very Limited. The majority of Linn County is considered to be Very Limited. This condition is based upon a varying number of reasons, including:

- moisture,
- compaction properties,
- slopes,
- shrink-swell properties,
- erosion properties,
- clay content,
- frost heave potential, and
- high water table

Again, these conditions will need to be addressed when designing and constructing roads and streets within Linn County. In a number of situations, these conditions may be overcome by special designs; however, some of the conditions impacting the construction will completely halt the ability at certain sites.

Paths and Trails

Paths and trails are similar to local roads and street; however, the overall design of the subgrade and surface are not nearly as critical. The lower design requirements are based upon the fact that paths and trails carry limited amounts of motorized vehicles; while, they primarily carry foot traffic and bicycles.

The soils in Linn County, as shown in Figure 18, are defined as one of three ways: Not Limited, Somewhat Limit and Very Limited. The majority of Linn County is considered to be Not Limited. There are no identified limitation issues identified in the Soil Survey of Linn County for these uses.

FIGURE 13A: DWELLINGS WITHOUT BASEMENTS

FIGURE 13B: DWELLINGS WITH BASEMENTS

FIGURE 14: COMMERCIAL BUILDINGS

FIGURE 15: SEPTIC TANKS

FIGURE 16: SEWAGE LAGOONS

FIGURE 17A: LOCAL ROADS AND STREETS

FIGURE 17B: PATHS AND TRAILS

FIGURE 18: EROSION HAZARD

Water and the Impact on Linn County

Water, along with the soil conditions discussed in this section are the two most restricting environmental conditions faced by Linn County. Damaging either one of these two elements will impact the residents of the County for years to come. As with the soil descriptions and conditions, it is important to discuss the water factors impacting Linn County during the present and the coming planning period. Water in this section will apply to two different topics, surface water and ground water.

Surface Water

Surface water applies to any water that runs across a surface and eventually runs into a minor drainage area, ending up in a major waterway, such as the Marais des Cygnes River. However, a certain portion of surface water can and is absorbed by the soil in order to support plant life including corn, soybeans and grass lawns.

Figure 19 indicates the two main watersheds in Linn County – the Marais des Cygnes and Missouri basins. These are defined and the drainage areas controlled by the Kansas Department of Health and Environment, Bureau of Water.

Figure 20 and Table 30 indicate the ability of specific soils to drain. These areas are defined as:

- Excessively Drained,
- Well Drained/Somewhat Excessively Drained,
- Well Drained,
- Moderately Well Drained/Well Drained,
- Moderately Well Drained,
- Somewhat Poorly Drained, and
- Poorly Drained

Linn County has a mixture of drainage levels throughout the County. The majority appears to be in the Moderately Well Drained to Well Drained categories.

Hydric Soils

Hydric soils are formed under conditions of saturation, flooding, or ponding. The process has to occur long enough during the growing season to develop anaerobic conditions in the upper part. Hydric soils along with hydrophytic vegetation and wetland hydrology are used to define wetlands. (USDA/NRCS, Fall 1996)

Figure 21 illustrates where the different levels of hydric soils are located in Linn County. The soils are classified as the following:

- All Hydric,
- Partially Hydric, and
- Not Hydric

The majority of the soils in Linn County are classified as Not Hydric. The largest areas of hydric soils are located along the County's waterways.

The following data is compiled directly from USDA/NRCS descriptions.

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms. The classification by soil type can be found in Table 32.

The soils in the United States are placed into four groups A, B, C, and D, and three dual classes, A/D, B/D, and C/D. Definitions of the classes are as follows:

Hydric Soil Class	Description
A	Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
B	Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
C	Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
D	Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Dual hydrologic groups, A/D, B/D, and C/D, are given for certain wet soils that can be adequately drained. The first letter applies to the drained condition, the second to the undrained. Only soils that are rated D in their natural condition are assigned to dual classes.

Table 32: Hydrologic Group Classifications, Linn County soils

Map Symbol	Map Unit	Capability Unit
Bb	Bates loam, 1 to 4 percent slopes	B
Bc	Bates loam, 4 to 8 percent slopes	B
Cb	Catoosa silt loam, 1 to 3 percent slopes	B
Cm	Clareson-Rock outcrop complex, 2 to 15 percent slopes	C
De	Dennis silt loam, 1 to 3 percent slopes	C
Df	Dennis silt loam, 3 to 6 percent slopes	C
Ec	Eram silty clay loam, 1 to 4 percent slopes	C
Ed	Eram silty clay loam, 4 to 8 percent slopes	C
Ef	Eram-Lebo cilty clay loams, 5 to 20 percent slopes	C (Eram) and B (Lebo)
Gc	Grundy silt loam, 1 to 3 percent slopes	C
Hp	Hepler silt loam	C
Ke	Kenoma silt loam, 1 to 4 percent slopes	D
La	Lanton silt loam	D
Lb	Lebo channery silty clay loam, 15 to 30 percent slopes	B
Mb	Mason silt loam	B
Nf	Newtonia silt loam, 0 to 1 percent slopes	B
Ng	Newtonia silt loam, 1 to 4 percent slopes	B
Nh	Newtonia silt loam, 4 to 8 percent slopes	B
Oh	Okemah silt loam, 0 to 3 percent slopes	C
Om	Orthents, hilly	---
Op	Orthents, sloping	---
Ot	Osage silty clay loam	D
Ov	Osage silty clay	D
Pc	Parsons silt loam	D
Po	Pits, quarries	---
Sn	Summit silty clay loam, 1 to 4 percent slopes	C
So	Summit silty clay loam, 4 to 8 percent slopes	C
Vb	Verdigris silt loam	B
Vc	Verdigris silt loam, frequently flooded	B
We	Welda silt loam, 2 to 5 percent slopes	C
Wo	Woodson silt loam, 0 to 2 percent slopes	D
w	Water	---

Source: Soil Survey of Linn and Miami Counties, Kansas, United States Department of Agriculture, June 1981

FIGURE 19: PERMEABILITY

FIGURE 20: DRAINAGE BY ASSOCIATION

FIGURE 21: HYDRIC SOILS

EXISTING LAND USE

Introduction

Evaluating the land uses that presently exist within Linn County is critical to the formulation of the Comprehensive Plan. The analysis of land including location, size, and characteristics is important in understanding the pattern of development, past land use trends and other significant factors shaping the existing layout of Linn County. This analysis is essential to the preparation of the Future Land Use Plan. In order to realistically plan for future growth and development in Linn County, the starting point is the existing shape, form, and amount of land presently used to provide for County functions. It also assists in the formulation of workable zoning regulations to protect existing uses.

Existing Land Use Categories

To evaluate these land uses in Linn County, a Land Use Survey was undertaken to determine, evaluate, and map the various existing land uses located throughout the County. The location of each specific use of land is shown graphically on the Existing Land Use Map, Figure 19. The existing land uses of Linn County were classified under the following categories:

- Public/Quasi-Public
- Parks and Recreation
- Retail Commercial
- Service Commercial
- Corporate Boundaries
- Transportation, Railroads, and Utilities
- Single Family Dwelling
- Manufactured Housing
- Heavy Industrial
- Light Industrial
- Agricultural

The above land use categories may be generally defined in the following manner:

Public/Quasi-Public- This category consists of all historical markers, nature preserves, rural school houses, etc. and are scattered throughout the County. Many rural school houses are abandoned or have other uses. The quasi-public category includes rural churches and cemeteries. Cemeteries near churches or along roadsides range in size from an acre to a few graves.

Park and Recreation- This category includes State Recreational Areas and/or Wildlife Management Areas, camping areas, and private hunting/recreational areas or camps owned and operated by clubs or organizations.

Retail Commercial- Uses in this category include locations which provide goods directly to the customer. The retail commercial category includes grocery stores, clothing, hardware, and drug stores, machine sales, offices and service stations.

Service Commercial- Uses in this category include establishments that render services rather than goods. Examples include printing shops, package and postage services, machine service locations, and other similar uses.

Corporate Boundaries- This category consists of the incorporated boundaries of all communities within Linn County.

Transportation, Railroads, and Utilities- Uses primarily occupied for highway, county road, rail way, and areas utilized for public utility services and dedicated for use as public thoroughfares and railroad right-of-way, train usage and storage, and utility easement.

Single Family Dwelling- A structure specifically designed for occupancy of one family.

Manufactured Housing- A moveable structure built to the Nation Manufactured Housing Construction and Safety Standards Act of 1974 for purposes of human occupancy. Manufactured housing is built on a permanent chassis in one or more sections connected to a hitch and is meant to be transferred to a permanent location.

Heavy Industrial- Uses in this category include manufacturing or other type facilities which pose a significant risk due to use of hazardous or explosive materials in the manufacturing process.

Light Industrial- Uses in this category include research and development level activities that typically that compound, process, package, store, and assemble materials previously prepared materials or finishing products. Light industrial uses typically are capable of operations which do not produce heavy amounts of smoke, noise, odor, etc. which are typical of heavy industrial.

Agricultural/Vacant- Uses primarily occupied for agricultural production or storage, or land on which none of the above uses are performed.

FIGURE 22: EXISTING LAND USE

EXISTING LAND USE ANALYSIS

Physical Character of Linn County

With regards to land use development in any area one of the most critical factors is the physical characteristics of the area. The physical character of Linn County is dominated by hills, dense tree cover, river valleys, and grasslands throughout the county. Agricultural development is somewhat limited due to topographical features and dense coverage by deciduous trees. Beyond the agricultural development, the majority of the development in the county consists of acreage development. The main attribute is the scenic nature of the area.

Rural Unincorporated Land Uses

Agriculture Development

According to the 2002 Census of Agriculture from USDA, 310,836 acres of the total 368,640 acres are in farm land. The average farm size is 344 acres. The most prominent agricultural activities are crop production which covers 54.3 percent of total land listed as agricultural. Pastureland in 2002 covered 27.8 percent of all farmland. Woodland and other uses each covered approximately nine percent. Soybean production was the top crop item in 2002 at 15 percent of all farmland with forage (hay and haylage, grass silage, and greenchop) a close second at 14.3 percent. Wheat, corn, and sorghum for grain were third through fifth respectively.

Retail Commercial Development

As indicated in Figure 22, retail commercial development is limited in Linn County. The majority of most commercial operations and businesses are located within the corporate limits of the communities within the county. Retail commercial covers 91.5 acres.

Service Commercial

The service commercial land use covers the least amount of land of any other land uses at 3.1 acres. Similar to retail commercial development, the majority is located within the community corporate boundaries.

Public/Quasi Public Development

As shown in Figure 22, the majority of the 13,583 acres of public/quasi public development is located along an area in east central Linn County where wetlands and natural features are present. U.S. Highway 69 travels directly through this area. Other public/quasi-public locations are scattered throughout the county in no regular pattern.

Park and Recreation Development

The majority of park and recreation locations are located within communities' corporate boundaries. However, the largest park facility in Linn County is located at the La Cygne Reservoir and Wildlife Area. A large track of wetlands along US Highway 69 in the east-central portion of the county offers abundant opportunities for outdoor activities. Other park areas are located sporadically across the county.

Heavy Industrial Development

Heavy industrial development covers 416.3 acres of land in Linn County. Heavy industrial development according to Figure 22 is found scattered around the county in the vicinity of corporate boundaries.

Light Industrial Development

Light industrial development covers 97 acres of land in Linn County. The majority of the light industrial development is on the outskirts of corporate boundaries.

Transportation, Railroads, and Utilities Development

As indicated in Figure 22, this land use covers 6,387.1 acres. The majority of the area is found in the northeast corner of Linn County in the area of the Kansas City Power and Light coal plant.

Single Family Dwelling Development

As indicated in Figure 22, single family developments are a common land use found all over Linn County. The majority of single family dwellings are located adjacent to roadways. A large number of units are located on three water bodies located in the central part of the county.

Manufactured Housing Development

This type of residential development is similar to single family dwelling development but dwellings are manufactured and delivered to permanent locations.

Existing Residential Density

The Residential Density, Figure 23, was derived from the existing land use map depicting the density of residential development within Linn County. This map displays spatially where and how much rural residential development has been allowed to occur in the county. Residential development in Linn County is most dense in the southeast quarter of the county. Thirty quarter sections have residential development with 11 or more dwellings. Nineteen of these are located around three lake developments in the center of the county. This map can be utilized when making future land use decisions as well as future transportation decisions.

For example, if a particular section of land as been deemed a higher density area with rural residential properties then this specific section should be given a due amount of care when future residential growth decisions are proposed. Additionally when future transportation project decisions are visited at a county level again this particular area of the county should given a higher priority when making these decisions to meet the needs of these county residents. In addition to land use and transportation decisions, services and facilities also must be weighed depending upon the density of development in that area of the county. This allows the planning commission and the governing body of Linn County to fully analyze ratio of development and the services that need to be provided to residents in a specific area of the county.

Existing Land Use Summary

The existing land use pattern in the rural portions of the County should have implications with the development of land use in the future. There should be a place for each type of development (i.e. farming, non-farm residents) within the rural portions of Linn County, but locating these uses should be extensively evaluated. If Linn County is to encourage development within the rural areas of the County, it will be imperative to formulate Future Land Use Plan and Zoning Regulations, which effectively balance development and minimize conflicting land uses.

Overall, the residential densities remain concentrated around lake developments northwest and southeast of Mound City and rural subdivisions near U.S. Highway 69. The southwest portion of the county remains sparsely populated. Areas

around Linn Valley, Pleasanton, and Mound City have the majority of rural residential development. Commercial and industrial development remains near corporate boundaries. The large majority of land use in Linn County is used for agricultural purposes.

FIGURE 23: EXISTING RESIDENTIAL DENSITY MAP

EXISTING TRANSPORTATION SYSTEM

Street and Road Classification System

All of the public highways, roads, and streets in Kansas can be divided into two broad categories, and each category is divided into multiple functional classifications. The two broad categories are Rural Highways and Municipals Streets, with Rural Highways being all public highways and roads outside the limits of an incorporated municipality. The Kansas Department of Transportation classifies roads as follows according to Kansas State Statute 68-516.

68-516 - Classification of highways in county unit road counties. (a) All the roads and highways in county unit road counties shall be classified, constructed and maintained according to the following classification system:
(1) "County major collector roads" which shall include all county roads and highways designated for inclusion in the major collector road system in accordance with K.S.A. 68-1701 to 68-1704, and amendments thereto;
(2) "county minor collector roads" which shall include all county roads and highways, not designated for inclusion in the major collector road system, which are other main traveled roads utilized primarily for the movement of traffic between different areas of the county; and
(3) "local service roads" which shall include all public roads and highways not designated for inclusion in the major collector road system and not designated as county minor collector roads or highways and not included in the state highway system or other state or federal systems.
(b) Such classification shall be made by the board of county commissioners, with the approval of the county engineer. The county engineer and the board of county commissioners may shift road or highway mileage from one road or highway classification to another as continuing study indicates that such changes are needed by reason of changing traffic needs or for other reasons substantiated by engineering analysis, except, that no road or highway mileage may be shifted to or from the major collector road system except as provided in article 17 of chapter 68 of the Kansas Statutes Annotated, and amendments thereto.

Because almost all of these roadway types are present in Linn County, transportation should be a major element of both the comprehensive development plan and the capitol improvement program.

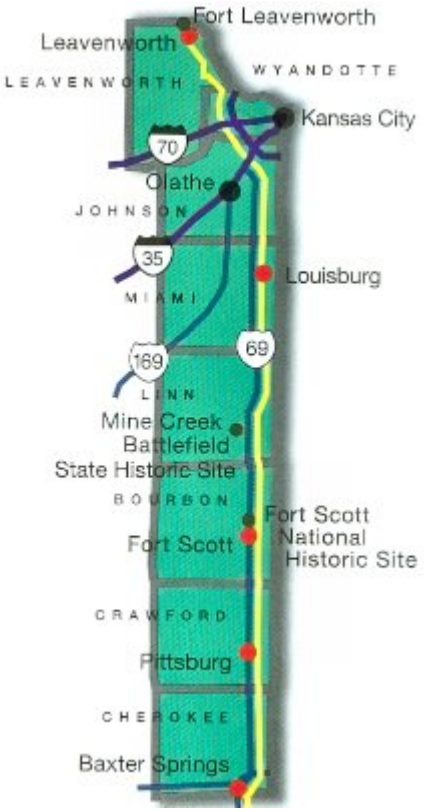
Composition of Existing Transportation System

The transportation network within Linn County is well developed with Major U.S. Highways, Kansas State Highways, developed County arterials, local roads and minimum maintenance roads.

The Frontier Military Scenic Byway extends roughly 167 miles tying Fort Leavenworth to the north with Fort Scott at the south and then onward to the Oklahoma border. It follows Kansas State Highway 5 out of Leavenworth to I-435, and then follows US Highway 69 and Alternate US Highway 69 to the state line. The route approximates the old military trail used by the Army to transport troops and supplies between the frontier forts. The Frontier Military Scenic Byway contains unique historic, natural and cultural attractions and sites. They include:

- Fort Leavenworth,
- Grinter Place (open only on weekends),
- National Agricultural Center and Hall of Fame,
- the Johnson County Museum,

- Legler Barn Museum,
- Louisburg Cider Mill,
- Adair Cabin,
- the Marais des Cygnes Wildlife Area,
- the Mine Creek Civil War Battlefield Site,
- the Fort Scott National Historic Site,
- the Fort Scott National Cemetery,
- the Fort Scott Restored Victorian, Commercial and Residential District,
- the Gordon Parks collection at Fort Scott's Mercy Health Center,
- Hotel Stilwell in Pittsburg and
- "Big Brutus" the second largest electric coal shovel in the world.



There are recreational opportunities on or near the byway. Native wildflowers appear along the byways from planting projects that have been conducted for several years by the Fort Scott Chamber of Commerce, Kansas Department of Wildlife and Parks, Quail Unlimited, Kansas Department of Transportation and the Federal Highway Administration. The route is primarily two-lane, paved roadway. It offers many amenities along the way. Portions of the byway will be under construction until 2007. Some minor travel delays may be experienced. (Information taken from www.ksbyways.org).

ENVISION LINN COUNTY

LINN COUNTY TOWN HALL MEETINGS

During October 2005 a total of six town hall meetings were held across the county in order to gather input on issues (both positive and negative) facing the residents of Linn County. Input from residents will help direct the future of Linn County. At each meeting the group in attendance was asked to identify negative and positive aspects of the County. The residents were also asked to identify a vision for the County and how they best saw Linn County achieving this vision. The attendees then ranked their three top priorities for each question. The following information summarizes the results of each question and the corresponding percentage (i.e. importance) residents of Linn County indicated for each question.

Note the number of points for each question may differ due to the fact that not all residents prioritized three concerns for each question or they used all of their points to indicate one major problem that needed action. In addition, not every resident of Linn County will agree with the order of these issues or that these were all the aspects of the County that should have been listed, but this was taken from the participants at the town hall meetings. Another detail of note, not all issues indicated have goals and policies identified since they do not have bearing on the land use of the County. The County, through the appropriate governing bodies, should attend to the issues not addressed by the goals and policies due to their specific nature. It is important to note that some county residents attended numerous town hall meetings and raised an issue multiple times.

As stated before, during the town hall meetings the participants where asked four separate questions which included the following:

Positives

"WHAT ARE THE POSITIVE ASPECTS OF LINN COUNTY?"

The participants in the Town Hall Meetings were asked to respond to this question as honestly as possible. They were told this was a brainstorming exercise, and that there was no wrong or bad response. Through brainstorming and listing every response, the participants are more likely to engage in a discussion that can lead to more responses. The reasoning behind this question is to identify what topics in the County are negative so that through comprehensive planning these negatives can be turned into positives.

Improved

"WHAT NEEDS TO BE IMPROVED IN LINN COUNTY?"

This question asked participants to think of how they would like to see Linn County improve in the future. This gave the participants an opportunity to discuss what was not up to their expectations or what needed to be worked on to make Linn County a better place.

Vision

"WHAT IS YOUR VISION OF LINN COUNTY?"

In order to respond to this question, participants were asked to think about past experiences, present concerns, and specific problems. This question attempts to raise issues that have been, may be, or will be topics that will affect the future of Linn County.

Accomplishment

"WHAT NEEDS TO BE DONE TO ACCOMPLISH THIS VISION?"

This question asked participants to think of how they would like to see Linn County accomplish the vision they pointed out in the previous question. This gave the participants an opportunity to dream a little and express their desires for the county.

Town Hall Meetings

La Cygne Community Center Town Hall Meeting, October 3, 2005

The first Town Hall meeting held in the County took place in La Cygne at the community center. The attendance included approximately 25 people. A few County Commissioners and Planning Commissioners made up this group with the majority consisting of the general public.

"What are the positives of Linn County?"

In total there were 25 responses provided by the group that night. The most important positive aspect of the County was the schools which gathered 17.1% of the total votes. Following was the low tax rates at 14.3% of the total votes. This positive pointed out that Linn County citizens are glad their taxes are relatively low, mostly in part to the presence of the power plant.

TABLE 33: POSITIVE ASPECTS OF LINN COUNTY, LA CYGNE COMMUNITY CENTER

	Positives	Total Points	% of Total Points
1	Schools	6	17.1%
2	Lower Taxes	5	14.3%
3	Rec Activities/Facilities	3	8.6%
4	Power Plant	3	8.6%
5	Churches	3	8.6%
6	Library System	3	8.6%
7	Natural Environment	3	8.6%
8	Clean Air	2	5.7%
9	Nutrition Center	2	5.7%
10	Historic Value	1	2.9%
11	Fire District/EMS	1	2.9%
12	Population Density	1	2.9%
13	Recycling	1	2.9%
14	County Transportation Bus	1	2.9%
15	Proximity to KC	0	0.0%
16	Conservation	0	0.0%
17	Social Service Groups	0	0.0%
18	Linn County Park	0	0.0%
19	Business Park	0	0.0%
20	Game Reserve	0	0.0%
21	Genealogy/History Museum	0	0.0%
Total		**35**	**100.0%**

Source: October 3, 2005, La Cygne Community Center Town Hall Meeting

"What is your vision of Linn County?"

The group came up with 28 responses about the vision of the future for Linn County. The group felt that the most important vision for the County was to preserve agricultural land, which received 15.7% of the total votes. Following this top response was providing housing for the elderly and improving K-125, both receiving 9.8% of the total votes.

TABLE 34: VISION OF LINN COUNTY, LA CYGNE COMMUNITY CENTER

	Vision	Total Points	% of Total Points
1	Preserve AG Land	8	15.7%
2	Elderly Housing	5	9.8%
3	K-152 Improved	5	9.8%
4	New Housing	4	7.8%
5	Get Rid of Junk Cars	4	7.8%
6	Nursing Home in each Community	3	5.9%
7	Higher Incomes	3	5.9%
8	High Tech Jobs	3	5.9%
9	Water for All	2	3.9%
10	Preserve Natural Resources	2	3.9%
11	More Jobs	2	3.9%
12	Active Industrial Parks	1	2.0%
13	Maintain Historic Buildings	1	2.0%
14	Better Sanitary Sewer	1	2.0%
15	Flood Control	1	2.0%
16	Corp./Small Airport	1	2.0%
17	Hospital	1	2.0%
18	Cultural/Arts Opportunities	1	2.0%
19	Hotel	1	2.0%
20	Youth Recreational Activities	1	2.0%
21	Shopping Center	1	2.0%
22	New County Facilities	0	0.0%
23	Preserve Open Space/Greenspace	0	0.0%
24	Communication Facilities	0	0.0%
25	Centrally Located Fire/EMS/911 Center	0	0.0%
Total		**51**	**100.0%**

Source: October 3, 2005, La Cygne Community Center Town Hall Meeting

"What needs to be done to accomplish this vision for Linn County?"

There were 17 responses given by the group for this question. The highest ranked response was that of protecting the agricultural economy with 23.3% of the total votes. This response explains urgency for people wanting to ensure their strong agricultural economy stays strong for the future. Six other responses tied for second place at 9.3% of the total votes including drawing people to the county, enforcing existing codes, water and sewer improvements, safer communities, schools in communities, and new nursing homes.

TABLE 35: ACCOMPLISH THE VISION FOR LINN COUNTY, LA CYGNE COMMUNITY CENTER

	Accomplish the Vision	Total Points	% of Total Points
1	Protect AG Economy	10	23.3%
2	Ways to draw people	4	9.3%
3	Enforce Existing Codes	4	9.3%
4	Water/Sewer Improvement by City	4	9.3%
5	Safer Communities	4	9.3%
6	Schools in Communities	4	9.3%
7	Nursing Home	4	9.3%
8	Planned Growth	2	4.7%
9	Keep Taxes Affordable	1	2.3%
10	Communication	1	2.3%
11	Road Improvements	1	2.3%
12	Affordable Areas	1	2.3%
13	User Friendly Policies/Regulations	1	2.3%
14	Develop Leadership	1	2.3%
15	Good Comprehensive Plan	1	2.3%
16	$$$ - Money	0	0.0%
17	School Improvements - Building & Quality	0	0.0%
Total		**43**	**100.0%**

Source: October 3, 2005, La Cygne Community Center Town Hall Meeting

"What needs to be improved in Linn County?"

The fourth and final question of the town hall meeting received 13 responses. Code enforcement and improving K-152 were the top two and each received 15.0% of the total votes. Each of these topics were mentioned earlier in the day. Nursing homes, more businesses, and developing a disaster plan for Wolf Creek all received 10.0% of the total votes.

TABLE 36: IMPROVEMENTS FOR LINN COUNTY, LA CYGNE COMMUNITY CENTER

	Improvements	Total Points	% of Total Points
1	Code Enforcement	6	15.0%
2	Improve K-152	6	15.0%
3	Nursing Homes	4	10.0%
4	More Businesses	4	10.0%
5	Disaster Plan for Wolf Creek	4	10.0%
6	Water/Sanitary Sewer Systems	3	7.5%
7	Air Pollution	3	7.5%
8	Make Room for Growth	2	5.0%
9	More Health Care Providers	2	5.0%
10	Remove Dilapidated Structures	2	5.0%
11	Improve Secondary County Roads	2	5.0%
12	Equal Regulations within Whole County	1	2.5%
13	More Jobs for Youth	1	2.5%
Total		**40**	**100.0%**

Source: October 3, 2005, La Cygne Community Center Town Hall Meeting

Prairie View High Cafeteria Town Hall Meeting, La Cygne, October 2005

Approximately 30 people attended the second town hall meeting, which was held at the Prairie View High School cafeteria. The County Supervisors and the entire Planning Commission made up half the group with the remainder of the group consisted of the general public.

"What are the positives of Linn County?"

The highest ranked positive from the group was the rural atmosphere, with 18.5% of the total votes for each. The second highest ranked response was hunting and fishing, receiving 11.1% of the total votes. Ranking third among those responses, at 9.3% of the total votes, was good schools.

TABLE 37: POSITIVE ASPECTS OF LINN COUNTY, PRAIRIE VIEW HIGH CAFETERIA

	Positives	Total Points	% of Total Points
1	Rural Atmosphere	10	18.5%
2	Hunting and Fishing	6	11.1%
3	Good Schools	5	9.3%
4	KCPL Plant	4	7.4%
5	Free Trash Disposal	4	7.4%
6	Historic Character	3	5.6%
7	Cheap/Low Taxes	3	5.6%
8	Natural Beauty	3	5.6%
9	Feeling of Safety	3	5.6%
10	Sense of Community	3	5.6%
11	Nice Place to Raise Kids	3	5.6%
12	Access to KC	2	3.7%
13	Federal/State Facilities-USFWS-Park	2	3.7%
14	Good Highways	1	1.9%
15	County Road System	1	1.9%
16	4 + 1 Network	1	1.9%
17	People	0	0.0%
18	Hometown Atmosphere	0	0.0%
19	Variety of Good Churches	0	0.0%
20	Growth Area	0	0.0%
21	Community Involvement	0	0.0%
22	Diverse Economy	0	0.0%
23	Noise Tolerance	0	0.0%
24	3rd Largest Fair	0	0.0%
25	Art and Craft Fair	0	0.0%
26	Speedway	0	0.0%
27	Scopeville	0	0.0%
28	Recreation Opportunities	0	0.0%
29	Historic Park	0	0.0%
30	Civil War Battlefield	0	0.0%
31	Trading Post	0	0.0%
32	3 RR's	0	0.0%
33	Senior Centers/Transportation	0	0.0%
Total		**54**	**100.0%**

Source: October 3, 2005, Prairie View high Cafeteria, La Cygne Town Hall Meeting

"What is your vision of Linn County?"

The top ranked positive the group gave was that of farming receiving a fifth of the votes or 19.4%. Following that response, with approximately the same amount of votes, was the rural atmosphere of the County, with 18.5% of the total votes. Rounding out the top three was the response of quality of life, receiving 12.0% of the total votes.

TABLE 38: VISION FOR LINN COUNTY, PRAIRIE VIEW HIGH CAFETERIA

	Vision	Total Points	% of Total Points
1	Preservation of Ag & Natural Resources	10	20.8%
2	City/County Cooperation	7	14.6%
3	Establishment of Core Businesses	5	10.4%
4	Well Defined Zoning	5	10.4%
5	High Income Jobs	4	8.3%
6	Affordable Housing	4	8.3%
7	Allow for Growth	3	6.3%
8	Variety of Housing Types	3	6.3%
9	Strong Marketing Efforts	2	4.2%
10	Better Infrastructure Planning	2	4.2%
11	Rural Estates in Northern Sections of County	2	4.2%
12	Maintain Small town Feel	1	2.1%
13	Hospital in Growth Area	0	0.0%
14	Central Locations for Schools	0	0.0%
Total		**48**	**100.0%**

Source: October 3, 2005, Prairie View high Cafeteria, La Cygne Town Hall Meeting

"What needs to be done to accomplish this vision for Linn County?"

Incentives for jobs and businesses received the most votes with 15.5%. A close second was aggressive law and code enforcement, which has been mentioned at other meetings, with 13.8% of the total votes. The third highest ranked response from the group was that of lower taxes to attract new residents and businesses, receiving 12.1% of the total votes.

TABLE 39: ACCOMPLISH THE VISION OF LINN COUNTY, PRAIRIE VIEW HIGH CAFETERIA

	Accomplish the Vision	Total Points	% of Total Points
1	Incentives for Jobs/Businesses	9	15.5%
2	Aggressive Law/Code Enforcement	8	13.8%
3	Lower Taxes = Resident & Business Attraction	7	12.1%
4	Political Support for Plan/Planning	6	10.3%
5	Communication	6	10.3%
6	Look Outside the Bun	4	6.9%
7	Marketing	3	5.2%
8	Unified Vision - No Division	2	3.4%
9	City/County/School Cooperation	2	3.4%
10	Money - Grants, Etc.	2	3.4%
11	Youth Involvement	2	3.4%
12	Improved Links w/KU, KSU, PSU	2	3.4%
13	JR College in Linn County	1	1.7%
14	Locate Areas for Future Facilities	1	1.7%
15	Support Local Businesses	1	1.7%
16	Increased Tourism	1	1.7%
17	Public Input - Surveys, Etc.	1	1.7%
18	Continued Leadership	0	0.0%
19	Business Development Courses	0	0.0%
Total		**58**	**100.0%**

Source: October 3, 2005, Prairie View high Cafeteria, La Cygne Town Hall Meeting

"What needs to be improved in Linn County?"

West side emergency medical services was a main point of discussion throughout the evening and was discussed again in the final question receiving 15.9% of the total votes. Road safety improvements, more paved roads, and gravel road maintenance all were the second highest ranked improvement by the group receiving 9.5% of the total votes each.

TABLE 40: IMPROVEMENTS OF LINN COUNTY, PRAIRIE VIEW HIGH CAFETERIA

	Improvements	Total Points	% of Total Points
1	West Side EMS	10	15.9%
2	Road Safety Improvements	6	9.5%
3	More Paved Roads	6	9.5%
4	Road Maintenance - Gravel Roads	6	9.5%
5	Face Lift - Sheriff Dept - Staffing	5	7.9%
6	Lack of Small Businesses	5	7.9%
7	Cooperation of Cities	5	7.9%
8	Hospitals	3	4.8%
9	Better Paying Jobs	3	4.8%
10	Evening Commissioner Meetings	3	4.8%
11	Improved Communication Systems	3	4.8%
12	Unified Library System	2	3.2%
13	Code Enforcement	2	3.2%
14	Growth in Schools	1	1.6%
15	High Property Taxes	1	1.6%
16	Nursing Homes	1	1.6%
17	Water for All Residences	1	1.6%
18	EMS - Central Location	0	0.0%
19	Lack of Business Space	0	0.0%
20	Cooperation of Service Providers	0	0.0%
21	Communicate Evacuation & Safety Plans	0	0.0%
22	Elderly Housing Programs	0	0.0%
23	Flood Plain Protection	0	0.0%
24	News Coverage Focused on West Side	0	0.0%
Total		**46**	**73.0%**

Source: October 3, 2005, Prairie View high Cafeteria, La Cygne Town Hall Meeting

Linn County Annex, Mound City, Town Hall Meeting, October 4, 2005, 3:00 PM

There were approximately 20 people in attendance for the third town hall meeting. This meeting consisted mostly of the general public with a couple of County Supervisors. In difference to the first two meetings this location would be considered to be in the rural area of the County.

"What are the positive aspects of Linn County?"

The top two responses to this question received the majority of the votes, of these the first being the rural beauty of Linn County receiving 16.7% of the votes. The second ranked response was the agricultural base with 13.3% of the total votes. Rounding out the top three responses was low taxes, with 10.0% of the total votes.

TABLE 41: POSITIVE ASPECTS OF LINN COUNTY, LINN COUNTY ANNEX 3:00 PM

	Positive Aspects	Total Points	% of Total Points
1	Rural Beauty	5	16.7%
2	Ag Base	4	13.3%
3	Low Taxes	3	10.0%
4	Not Overpopulated	2	6.7%
5	Low Crime Rate	2	6.7%
6	Industrial Parks	2	6.7%
7	Proximity to KC Metro	2	6.7%
8	Power Plant	1	3.3%
9	Lakes/Rivers	1	3.3%
10	People	1	3.3%
11	Little/No Pollution	1	3.3%
12	Electric/Telephone Service	1	3.3%
13	Historic Character	1	3.3%
14	Wildlife Areas/Parks	1	3.3%
15	Adequate Banking/Finance	1	3.3%
16	Recycling	1	3.3%
17	Hunting & Fishing	1	3.3%
18	No Stoplights	0	0.0%
19	Coal Deposits	0	0.0%
20	Schools	0	0.0%
21	Major Highways/Roads	0	0.0%
22	Fire Protection	0	0.0%
23	East Side - Adequate H20 Supply	0	0.0%
24	2 Railroads	0	0.0%
25	3rd Largest Fair in KS	0	0.0%
26	Arts & Crafts	0	0.0%
27	Historic Courthouse	0	0.0%
28	Future Opportunities	0	0.0%
29	Churches	0	0.0%
30	Libraries	0	0.0%
Total		**30**	**100.0%**

Source: October 4, 2005, Linn County Annex, 3:00 PM, Mound City Town Hall Meeting

"What is your vision for Linn County?"

The vision that received the largest percentage of votes at 22.2% was adequate water supply and water rates. Second was balance and flexibility of land use with 14.8% of the total votes. West side emergency medical services was mentioned again and received the third most votes along with adequate wages and planned growth at 11.1% of the votes.

TABLE 42: VISION FOR LINN COUNTY, LINN COUNTY ANNEX 3:00 PM

	Vision	Total Points	% of Total Points
1	Adequate H2O Supply & Reasonable Rates	6	22.2%
2	Balance & Flexibility of Land Use	4	14.8%
3	West Side Ems	3	11.1%
4	Adequate Wages	3	11.1%
5	Planned Growth	3	11.1%
6	Affordable Housing	2	7.4%
7	Low Crime/Drug Free	1	3.7%
8	Daycare & Childrens Programs	1	3.7%
9	Keep Rural Feel as the County Grows	1	3.7%
10	Urban Amenities/Basic Retail Services	1	3.7%
11	Preserve Natural Beauty	1	3.7%
12	Nursing Homes	1	3.7%
13	Excellent Schools	0	0.0%
14	Better Fair/4-H	0	0.0%
15	Airport	0	0.0%
Total		**27**	**100.0%**

Source: October 4, 2005, Linn County Annex, 3:00 PM, Mound City Town Hall Meeting

"What needs to be done to accomplish this vision for Linn County?"

Adding economic opportunities such as jobs received the most votes at 17.2%. Tied for second was having a good comprehensive planning and good planning, and improved infrastructure with 13.8% of the votes each.

TABLE 43: ACCOMPLISH THE VISION FOR LINN COUNTY, LINN COUNTY ANNEX, 3:00 PM

	Accomplish the Vision	Total Points	% of Total Points
1	Add Economic Opportunities - Jobs	5	17.2%
2	Good Plan & Planning	4	13.8%
3	Improved Infrastructure	4	13.8%
4	Boost Water Supply	3	10.3%
5	Expand Youth/Children's Activities	3	10.3%
6	Expanded Ems	3	10.3%
7	Code Enforcement	2	6.9%
8	Better Zoning	1	3.4%
9	Improved Financing	1	3.4%
10	Work to Improve Schools	1	3.4%
11	Improve/Expand Sheriff Dept	1	3.4%
12	Access to Higher Education & Training	1	3.4%
		29	**100.0%**

Source: October 4, 2005, Linn County Annex, 3:00 PM, Mound City Town Hall Meeting

"What needs to be improved in Linn County?"

Five responses each received 10.3% of the vote. These include improvements to: businesses, new jail, water capacity, support of existing businesses, and overall infrastructure.

TABLE 44: IMPROVEMENTS FOR LINN COUNTY, LINN COUNTY ANNEX 3:00 PM

Improvements		Total Points	% of Total Points
1	Businesses/Wages/Jobs	3	10.3%
2	New Jail	3	10.3%
3	Water Capacity	3	10.3%
4	Support of Existing Businesses	3	10.3%
5	Overall Infrastructure	3	10.3%
6	West Side EMS	2	6.9%
7	Citizen Apathy	2	6.9%
8	Communications - Phone/Wireless	2	6.9%
9	Hospital - Lack One	2	6.9%
10	Daycare	2	6.9%
11	West Side - Improved Hwy	1	3.4%
12	City Official Apathy	1	3.4%
13	Motels - Lack One	1	3.4%
14	Better Code Enforcement	1	3.4%
15	Expanded Sherriff Dept	0	0.0%
16	Youth/Childrens Activities	0	0.0%
17	Chourthouse Restoration/New Courthouse	0	0.0%
18	Cooperation of Cities/County	0	0.0%
19	Location of Industrial Sites	0	0.0%
20	Entertainment Close By	0	0.0%
21	Ways to Improve Existing Businesses	0	0.0%
22	Better Weed Control	0	0.0%
23	News Media	0	0.0%
Total		**29**	**100.0%**

Source Source: October 4, 2005, Linn County Annex, 3:00 PM, Mound City Town Hall Meeting

Linn County Annex, Mound City, Town Hall Meeting, October 4, 2005, 7:00 PM

A fourth town hall meeting was held at the Linn County Annex in Mound City later that night. Again, there were 30 people in attendance for the third town hall meeting.

"What are the positive aspects of Linn County?"

The top two responses to this question received the majority of the votes, of these the first being the open spaces of Linn County receiving 20.4% of the votes. The second ranked response was the natural resources such as lakes and rivers which also had 20.4% of the total votes. Rounding out the top three responses was churches, with 9.3% of the total votes. These responses reflect the quality of life that current exist in Linn County.

TABLE 45: POSITIVE ASPECTS OF LINN COUNTY, LINN COUNTY ANNEX 7:00 PM

	Positive Aspects	Total Points	% of Total Points
1	Open Spaces	11	20.4%
2	Natural Resources - Lakes/Rivers	11	20.4%
3	Churches	5	9.3%
4	Low Cost of Living	4	7.4%
5	Low Crime Rate	3	5.6%
6	Shared Values	3	5.6%
7	Quiet	3	5.6%
8	Friendly People	2	3.7%
9	Clean Air	2	3.7%
10	Smaller Schools	2	3.7%
11	Quality of Life	2	3.7%
12	Outdoor Rec Opportunities	2	3.7%
13	Access to County Comm Members	1	1.9%
14	Ability to Raise Family in Country Env.	1	1.9%
15	Able to See Stars at Night	1	1.9%
16	Historic Resources	1	1.9%
17	No Traffic Congestion	0	0.0%
Total		**54**	**100.0%**

Source: October 4, 2005, Linn County Annex, 7:00 PM, Mound City Town Hall Meeting

"What is your vision for Linn County?"

Not causing harm and not destroying the existing positives in Linn County received 17.6% of the total votes. Second was developing tourism and balancing growth with 13.7% of the total votes.

TABLE 46: VISION FOR LINN COUNTY, LINN COUNTY ANNEX 7:00 PM

	Vision	Total Points	% of Total Points
1	Do Not Harm - Don't Destroy Positives	9	17.6%
2	Developed Tourism - Events/Etc.	7	13.7%
3	Balanced Growth	7	13.7%
4	Good Paying Jobs	6	11.8%
5	Avoid Becoming an Asphalt Jungle	5	9.8%
6	Focus on County Assets - Heritage, Env.	4	7.8%
7	Places to Eat/Sleep/Shop	4	7.8%
8	Flexible County & City Govt's	4	7.8%
9	Avoid Unintended Results	2	3.9%
10	Affordability for All Age Groups	2	3.9%
11	Well Promoted Events/Facilities	1	2.0%
12	Developed Outdoor Rec Capabilities	0	0.0%
13	Involved/Aggressive Businesses	0	0.0%
14	Solid Civic Leadership	0	0.0%
Total		**51**	**100.0%**

Source: October 4, 2005, Linn County Annex, 7:00 PM, Mound City Town Hall Meeting

"What needs to be done to accomplish this vision for Linn County?"

Preserving natural resources and agricultural resources have become a reoccurring topic among the participants of the town hall meetings. Preserving natural and agricultural resources received 21.2% of the vote. Second, with 17.3% of the vote, was to avoid uncontrolled rural growth.

TABLE 47: ACCOMPLISH THE VISION FOR LINN COUNTY, LINN COUNTY ANNEX, 7:00 PM

	Accomplish the Vision	Total Points	% of Total Points
1	Preserve Natural & Ag Resources	11	21.2%
2	Avoid Uncontrolled Rural Growth	9	17.3%
3	Remove Barriers to Business Starts	8	15.4%
4	Focus Growth @ Cities	6	11.5%
5	Develop Training Programs in Schools	4	7.7%
6	Better Infrastructure - Roads/H20/Sewer	3	5.8%
7	Get People Involved	2	3.8%
8	Develop Jobs for Residents	2	3.8%
9	Grants/Other $ Sources	2	3.8%
10	More Planned & Support Events	2	3.8%
11	Support Existing Businesses	2	3.8%
12	More Friendly Financing Options	1	1.9%
13	Care & Thought to Roads	0	0.0%
14	Get A powerball Winner - Spend It Here	0	0.0%
15	Establish a Foundation	0	0.0%
16	Develop Trained Workforce	0	0.0%
	Totals	**52**	**100.0%**

Source: October 4, 2005, Linn County Annex, 7:00 PM, Mound City Town Hall Meeting

"What needs to be improved in Linn County?"

Creating more employment opportunities in Linn County is viewed as what needs most improvement at 23.3% of all votes at this town hall meeting. Second, with 16.3% of the vote was both better utilizing county resources and keeping tax dollars in the county by shopping locally.

TABLE 48: IMPROVEMENTS FOR LINN COUNTY, LINN COUNTY ANNEX 7:00 PM

	Improvements	Total Points	% of Total Points
1	More Employment Opportunities	10	23.3%
2	Utilize County Resources Better - Equip.	7	16.3%
3	Keep Tax Dollars in County (Shop Locally)	7	16.3%
4	More Educational Choices - Sec. Ed./Elem-Ap	6	14.0%
5	More Cooperation Between Cities	5	11.6%
6	Focus on Growth From Within	3	7.0%
7	Increased Youth Activities	2	4.7%
8	Less Gravel Roads	1	2.3%
9	Reduce Drug Problems	1	2.3%
10	More Doctors	1	2.3%
11	Rising Real Estate Costs	0	0.0%
12	More Fish/Game Enforcement	0	0.0%
Total		**43**	**100.0%**

Source: October 4, 2005, Linn County Annex, 7:00 PM, Mound City Town Hall Meeting

Pleasanton Community Center, Pleasanton, Town Hall Meeting, October 5, 2005

The fifth town hall meeting in Linn County had a total of 15 people. This meeting was in Pleasanton at the Pleasanton Community Center.

"What are the positive aspects of Linn County?"

Four different responses each received 13.3% of all the votes. These responses include proximity to Kansas City, historical sites, excellent highways/roads, and good schools. Each of these responses had two votes.

TABLE 49: POSITIVE ASPECTS OF LINN COUNTY, PLEASANTON COMMUNITY CENTER

	Positive Aspects	Total Points	% of Total Points
1	50 +/- Miles to KC - Close & Handy	2	13.3%
2	Historical Sites	2	13.3%
3	Excellent Hwys/Roads	2	13.3%
4	Good Schools	2	13.3%
5	Start on Well - Planned Growth	1	6.7%
6	EMS/Fire	1	6.7%
7	Natural Resources	1	6.7%
8	Some Existing Businesses	1	6.7%
9	Unique Geography/Other Features	1	6.7%
10	SR Services - Meals/Etc	1	6.7%
11	Good Utilities - Phone/Electric/Etc	1	6.7%
12	Safety	0	0.0%
13	4-Lane Hwy Coming	0	0.0%
14	KCPL Plant	0	0.0%
15	SR Transportation	0	0.0%
16	Access to Medical Offices/Facilities	0	0.0%
17	People	0	0.0%
Total		**15**	**100.0%**

Source: October 5, 2005, Pleasanton Community Center, Pleasanton Town Hall Meeting

"What is your vision for Linn County?"

At 25.0% of the vote, respondents believe that business, industry, and jobs are their vision of Linn County's future. Four others received 16.7% of the vote each including well connected roads, well utilized budgets, well defined growth, and a centrally located emergency medical service.

TABLE 50: VISION FOR LINN COUNTY, PLEASANTON COMMUNITY CENTER

	Vision	Total Points	% of Total Points
1	Business/Industry/Jobs	3	25.0%
2	Well Connected/Maintained Hwys & Roads	2	16.7%
3	Well Utilized Budgets	2	16.7%
4	Well Defined/Controlled Growth	2	16.7%
5	Centrally Located 911/EMS/Fire	2	16.7%
6	Good EMS Services	1	8.3%
Total		**12**	**100.0%**

Source: October 5, 2005, Pleasanton Community Center, Pleasanton Town Hall Meeting

"What needs to be done to accomplish this vision for Linn County?"

According to the respondents, cooperation and communication are important in accomplishing the vision for Linn County. Each one of them received three votes each, or 33.3% of all the votes. Securing money and coordinating the emergency medical service with other departments in the county were second and third, respectively.

TABLE 51: ACCOMPLISH THE VISION FOR LINN COUNTY, PLEASANTON COMMUNITY CENTER

	Accomplish the Vision	Total Points	% of Total Points
1	Cooperation	3	33.3%
2	Communication	3	33.3%
3	Money/Financing	2	22.2%
4	Get EMS/Other Depts Familiar w/County	1	11.1%
	Totals	**9**	**100.0%**

Source: October 5, 2005, Pleasanton Community Center, Pleasanton Town Hall Meeting

"What needs to be improved in Linn County?"

Four different responses received 16.7% of the vote each. These include 'outsiders' moving into the county, ways to control sprawl, helping cities survive, increasing jobs for youth and families, and promoting citizen involvement.

TABLE 52: IMPROVEMENTS FOR LINN COUNTY, PLEASANTON COMMUNITY CENTER

	Improvements	Total Points	% of Total Points
1	All the Outsiders Moving in -Attitudes/Ideas	2	16.7%
2	Ways to Control Sprawl	2	16.7%
3	Helping Cities Survive	2	16.7%
4	More Jobs for Youth & Families	2	16.7%
5	More Citizen Involvement	2	16.7%
6	Education About Rural Lifestyle	1	8.3%
7	Improve Water Availability/Quality	1	8.3%
8	West Side EMS	0	0.0%
9	Better Access to US-69	0	0.0%
10	Lack of Activities for Youth & Families	0	0.0%
11	Improve RWD's	0	0.0%
12	Improve Relationships w/All Sections of County & w/Cities	0	0.0%
13	More Nursing Homes/Elderly HSNG	0	0.0%
14	Better Enforcement/Adherence to Plans/Codes	0	0.0%
15	Clear Communication that's Honest	0	0.0%
Total		**12**	**100.0%**

Source: October 5, 2005, Pleasanton Community Center, Pleasanton Town Hall Meeting

Pleasanton High Cafeteria, Pleasanton, Town Hall Meeting, October 5, 2005

A total of 15 people attended the sixth town hall meeting.

"What are the positive aspects of Linn County?"

Three different responses each received 19.0% of all the votes. These responses include low property cost, natural beauty and resources, and mentioned once again was access to the Kansas City metro. Another response specifically mentions that property taxes are lower because of the Kansas City Power and Light plant.

TABLE 53: POSITIVE ASPECTS OF LINN COUNTY, PLEASANTON HIGH SCHOOL

	Positive Aspects	Total Points	% of Total Points
1	Lower Property Costs	4	19.0%
2	Natural Beauty & Resources	4	19.0%
3	Access To KC Metro	4	19.0%
4	People	2	9.5%
5	Relaxed Lifestyle	1	4.8%
6	Rural Atmosphere	1	4.8%
7	Lower Property Taxes due to KCPL Plant	1	4.8%
8	Unique History	1	4.8%
9	Desire of People to Move Here	1	4.8%
10	Elected Officials Desire to Listen RE: Comp Plan	1	4.8%
11	Good Schools	1	4.8%
12	Privacy	0	0.0%
13	Sense of Belonging	0	0.0%
14	Desire to Invest in Schools	0	0.0%
Total		**21**	**100.0%**

Source: October 5, 2005, Pleasanton High Cafeteria, Pleasanton Town Hall Meeting

"What is your vision for Linn County?"

At 36.8% of the vote, respondents believe that planned controlled growth is their vision of Linn County's future. Second, at 31.6 %, was visions of having at least one city in Linn County reach 3,000 people.

TABLE 54: VISION FOR LINN COUNTY, PLEASANTON HIGH SCHOOL

	Vision	Total Points	% of Total Points
1	Planned Controlled Growth	7	36.8%
2	One City at least over 3,000 population	6	31.6%
3	Large Retail Area @ K-152 & US-69	2	10.5%
4	New Jail/Sheriff's Dept/Courthouse	2	10.5%
5	Balanced Growth Geographically	1	5.3%
6	Long Term Care Facilities - Nursing Homes/Etc	1	5.3%
7	Retail Area @ Trading Post	0	0.0%
8	Hospital - Central Location	0	0.0%
Total		**19**	**100.0%**

Source: October 5, 2005, Pleasanton High Cafeteria, Pleasanton Town Hall Meeting

"What needs to be done to accomplish this vision for Linn County?"

According to the 23.8% of the responses, the county commissioners are going to need to be important in accomplishing the vision for Linn County. Getting a capital improvement program and building a common vision/unity received 19.0% of the total votes.

TABLE 55: ACCOMPLISH THE VISION FOR LINN COUNTY, PLEASANTON HIGH SCHOOL

	Accomplish the Vision	Total Points	% of Total Points
1	Member County Comm.	5	23.8%
2	Get a CIP	4	19.0%
3	Build Common Vision/Unity	4	19.0%
4	Get People Involved	2	9.5%
5	Effective Use of Tax Dollars	2	9.5%
6	Improved Sheriff's Dept.	1	4.8%
7	Improved Code Enforcement	1	4.8%
8	More/Better City/County Communication	1	4.8%
9	Share Resources Amongst Entities	1	4.8%
10	Political Will	0	0.0%
11	Money/Financing	0	0.0%
12	New Revenue Sources Other than Taxes on Property	0	0.0%
13	Get Youth Involved	0	0.0%
	Totals	**15**	**71.4%**

Source: October 5, 2005, Pleasanton High Cafeteria, Pleasanton Town Hall Meeting

"What needs to be improved in Linn County?"

Three different responses received 18.8% of the vote each. These include improving entertainment/shopping choices, building codes, and an expanded county commission. Improving infrastructure and cleaning up dilapidated property received 18.8% of the total of all votes each.

TABLE 56: IMPROVEMENTS FOR LINN COUNTY, PLEASANTON HIGH SCHOOL

	Improvements	Total Points	% of Total Points
1	Entertainment/Shopping Choices	3	18.8%
2	Building Codes Needed	3	18.8%
3	Expanded County Commission	3	18.8%
4	Infrastructure - H20/Sewer/Roads	2	12.5%
5	Dilapidated Property Clean-up	2	12.5%
6	Communication - Cities/Media/County	1	6.3%
7	More Active Business Leadership	1	6.3%
8	Lack of 1 "Big City" in County - No Gorilla - More Concentration	1	6.3%
9	City Cooperation	0	0.0%
10	Add More Jobs	0	0.0%
11	More Investment in E.D.	0	0.0%
12	E.D. Focus on Small Businesses	0	0.0%
13	Education for Small Businesses	0	0.0%
14	Leadership Academy/Training	0	0.0%
15	Focus More Activities on Families/Youth	0	0.0%
16	Civic Pride	0	0.0%
17	Code Enforcement	0	0.0%
18	More Central Services	0	0.0%
19	Parker Needs EMS	0	0.0%
20	Hospital	0	0.0%
21	JUCO	0	0.0%
Total		**16**	**100.0%**

Source: October 5, 2005, Pleasanton High Cafeteria, Pleasanton Town Hall Meeting

Overall Tabulation Town Hall Meetings, Linn County

This last section grouped all six town hall meetings responses into each specified area to gain an understanding of what the overall thinking is in the County. Responses that were worded differently but were similar have been combined into one response and ranked accordingly.

Positives

Overall, 203 votes were cast for 78 different positive responses by attendees of the town hall meetings. The number one positive response overall was the aesthetic value of the natural resources, specifically mentioned were the lakes and rivers. The second most popular response was the aesthetic value of the rural atmosphere. The third response was the availability of smaller schools. Open space was fourth, and the access to the Kansas City metro area was fifth.

TABLE 57: POSITIVE ASPECTS OF LINN COUNTY, OVERALL

What are the positives in Linn County	
Natural Resources/Beauty (lakes/rivers)	23
Rural Atmosphere/Beauty	16
Schools (smaller)	16
Open Spaces	11
Access To KC Metro	10
Historic Value/Resources/Facilities	9
KCPL Plant	8
Churches	8
Hunting and Fishing	7
Lower Property Costs (due to KCPL)	5
Friendly People	5
Low Crime Rate	5
Lower Taxes	5
Clean Air	4
Ability to Raise Family in Country Env.	4
Low Cost of Living	4
Ag Base	4
Free Trash Disposal	4
Excellent Hwys/Roads	3
Quality of Life	3
Shared Values	3
Quiet	3
Feeling of Safety	3
Sense of Community	3
Outdoor Rec Activities/Facilities	5
Library System	3
EMS/Fire	2
Not Overpopulated	2
Industrial Parks	2
Federal/State Facilities-USFWS-Park	2
Recycling	2
Nutrition Center	2
Good Utilities - Phone/Electric/Etc	2
Desire of People to Move Here	1
Elected Officials Desire to Listen RE: Comp Plan	1
Start on Well - Planned Growth	1
Some Existing Businesses	1
Unique Geography/Other Features	1
SR Services - Meals/Etc	1
Access to County Comm Members	1
Able to See Stars at Night	1
Little/No Pollution	1
Wildlife Areas/Parks	1
Adequate Banking/Finance	1
County Road System	1
4 + 1 Network	1
Population Density	1
County Transportation Bus	1
Privacy	0
Sense of Belonging	0
Desire to Invest in Schools	0

4-Lane Hwy Coming	0
SR Transportation	0
Access to Medical Offices/Facilities	0
No Traffic Congestion	0
No Stoplights	0
Coal Deposits	0
Fire Protection	0
East Side - Adequate H20 Supply	0
2 Railroads	0
Arts & Crafts	0
Future Opportunities	0
Libraries	0
Hometown Atmosphere	0
Growth Area	0
Community Involvement	0
Diverse Economy	0
Noise Tolerance	0
Art and Craft Fair	0
Speedway	0
Scopeville	0
Civil War Battlefield	0
Trading Post	0
3 RR's	0
Conservation	0
Social Service Groups	0
Linn County Park	0
Business Park	0
TOTALS	**203**

Source: Town Hall Meetings, Recap

Vision

Overall, 199 votes were cast for 57 different visions for Linn County by the attendees of all six town hall meetings. The top vision overall for the County was preserving the aesthics of the agricultural landscape and natural resources present within the county with 21 votes. The second rated response was a vision of good paying jobs with 16 votes. Third with 15 votes was planned growth.

TABLE 58: VISION FOR LINN COUNTY, OVERALL

What is your vision for Linn County	
Preserve AG Land/Natural Resources/Beauty	21
Good Paying Jobs	16
Planned Growth	15
Affordable/Elderly Housing	9
Do Not Harm - Don't Destroy Positives	9
Adequate H2O Supply & Reasonable Rates	8
Developed Tourism - Events/Facilities, etc.	8
Places to Eat/Sleep/Shop	7
City/County Cooperation	7
One City at least over 3,000 population	6
K-152 Improved	5
Nursing Home in each Community	5
Avoid Becoming an Asphalt Jungle	5
Business/Industry/Jobs	5
Establishment of Core Businesses	5
Well Defined Zoning	5
New Housing	4
Get Rid of Junk Cars	4
Balance & Flexibility of Land Use	4
Focus on County Assets - Heritage, Env.	4
Flexible County & City Govt's	4
High Tech Jobs	3
West Side Ems	3
Variety of Housing Types	3
Keep Rural Feel as the County Grows	2
Avoid Unintended Results	2
Affordability for All Age Groups	2
Well Connected/Maintained Hwys & Roads	2
Well Utilized Budgets	2

Centrally Located 911/EMS/Fire	2
Large Retail Area @ K-152 & US-69	2
New Jail/Sheriff's Dept/Courthouse	2
Strong Marketing Efforts	2
Better Infrastructure Planning	2
Rural Estates in Northern Sections of County	2
Active Industrial Parks	1
Maintain Historic Buildings	1
Better Sanitary Sewer	1
Flood Control	1
Corp./Small Airport	1
Hospital - central location	1
Cultural/Arts Opportunities	1
Youth Recreational Activities	1
Low Crime/Drug Free	1
Daycare & Children's Programs	1
Good EMS Services	1
Balanced Growth Geographically	1
New County Facilities	0
Preserve Open Space/Greenspace	0
Communication Facilities	0
Excellent Schools	0
Better Fair/4-H	0
Developed Outdoor Rec Capabilities	0
Involved/Aggressive Businesses	0
Solid Civic Leadership	0
Retail Area @ Trading Post	0
Central Locations for Schools	0
TOTAL	**199**

Source: Town Hall Meetings, Recap

Accomplish the Vision

Overall, 49 different responses were reported about how to accomplish the vision for Linn County. A total of 212 votes were cast at all six meetings. The most common response with 17 votes was to create incentives, or remove barriers for new jobs and businesses in Linn County. Second, with 12 votes, respondents believe that a better infrastructure, specifically roads, water, and sewer will accomplish the vision. Three responses received 11 votes including communication, preserving both natural and agricultural resources, and avoiding uncontrolled rural growth.

TABLE 59: ACCOMPLISH THE VISION OF LINN COUNTY, OVERALL

What needs to be done to accomplish this vision?	
Incentives/Remove Barriers for Jobs/Businesses	17
Better Infrastructure - Roads/H20/Sewer	12
Communication	11
Preserve Natural & Ag Resources	11
Avoid Uncontrolled Rural Growth	11
Protect AG Economy	10
Aggressive Law/Code Enforcement	10
Lower Taxes = Resident & Business Attraction	8
Code Enforcement	7
Add Economic Opportunities - Jobs	7
Political Support for Plan/Planning	6
Focus Growth @ Cities	6
Grants/Other $ Sources	6
Build Common Vision/Unity	6
Good Plan & Planning	5
Cooperation	5
Get People Involved/Public Input	5
Member County Comm.	5
Ways to draw people	4
Safer Communities	4
Schools in Communities	4
Nursing Home	4
Look Outside the Bun	4
Access to Higher Education & Training	4
Develop Training Programs in Schools	4
Get a CIP	4

Support Local Businesses	3
Marketing	3
Boost Water Supply	3
Expand Youth/Children's Activities/Involvement	5
Expanded Ems	3
More Planned & Support Events	2
More Friendly Financing Options	2
Effective Use of Tax Dollars	2
School Improvements - Building & Quality	1
Affordable Areas	1
User Friendly Policies/Regulations	1
Develop Leadership	1
Locate Areas for Future Facilities	1
Increased Tourism	1
Better Zoning	1
Get EMS/Other Depts Familiar w/County	1
Share Resources Amongst Entities	1
Business Development Courses	0
Care & Thought to Roads	0
Get A powerball Winner - Spend It Here	0
Establish a Foundation	0
Develop Trained Workforce	0
Political Will	0
TOTAL	**212**

Source: Town Hall Meetings, Recap

Improvements

Respondents cast 203 votes for 70 different ideas to improve Linn County. Voted as what most needed improved with 16 votes was more employment opportunities and better pay. Receiving the second most votes was improving water, sewers, and infrastructure in general. Improving code enforcement and improving the West Side emergency medical service both received 12 votes overall. Improving cooperation between cities was fifth with 10 votes.

TABLE 60: IMPROVEMENTS OF LINN COUNTY, OVERALL

What needs to be improved?	
More Employment Opportunities/Better Pay	16
Water/Sewer Systems/Infrastructure	13
Code Enforcement	12
West Side EMS	12
Cooperation of Cities	10
More Businesses/small	9
Road Maintenance	8
Utilize County Resources Better - Equip.	7
More Educational Choices - Sec. Ed./Elem-Ap	7
Keep Tax Dollars in County (Shop Locally)	7
More Paved Roads	7
Improve K-152	6
Road Safety Improvements	6
Nursing Homes	5
Hospitals	5
Face Lift - Sherrifs Dept - Staffing	5
Communications - Phone/Wireless	5
Focus on Growth From Within	5
Remove Dilapidated Structures	4
Disaster Plan for Wolf Creek	4
More Jobs for Youth	3
More Health Care Providers	3
Air Pollution	3
Evening Commissioner Meetings	3
New Jail	3
Support of Existing Businesses/Improvement	3
Entertainment/Shopping Choices	3
Expanded County Commission	3
Unified Library System	2
Citizen Apathy	2
Daycare	2
Increased Youth Activities	2
All the Outsiders Moving in -Attitudes/Ideas	2

Ways to Control Sprawl	2
Helping Cities Survive	2
More Citizen Involvement	2
Equal Regulations within Whole County	1
High Property Taxes	1
West Side - Improved Hwy	1
City Official Apathy	1
Motels - Lack One	1
Reduce Drug Problems	1
Education About Rural Lifestyle	1
Clear Communication that's Honest	1
More Active Business Leadership	1
Lack of 1 "Big City" in County - No Gorilla - More Concentration	1
EMS - Central Location	0
Lack of Business Space	0
Cooperation of Service Providers	0
Communicate Evacuation & Safety Plans	0
Flood Plain Protection	0
News Coverage Focused on West Side	0
Expanded Sherriff Dept	0
Chourthouse Restoration/New Courthouse	0
Location of Industrial Sites	0
Entertainment Close By	0
Better Weed Control	0
News Media	0
Rising Real Estate Costs	0
More Fish/Game Enforcement	0
Better Access to US-69	0
Improve RWD's	0
More Investment in E.D.	0
E.D. Focus on Small Businesses	0
Education for Small Businesses	0
Leadership Academy/Training	0
Civic Pride	0
More Central Services	0
Parker Needs EMS	0
JUCO	0
TOTALS	203

Source: Town Hall Meetings, Recap

GOALS AND POLICIES

Introduction

Planning for the future land uses of the County is an ongoing process of goal setting and problem solving aimed at encouraging and enhancing better communities and higher quality of life. Planning focuses upon ways of solving existing problems within the County, and providing a management tool enabling Linn County citizens to achieve their vision for the future.

Visioning is a process of evaluating present conditions, identifying problem areas, and bringing about consensus on how to overcome existing problems and manage change. By determining Linn County's strengths and weaknesses, the community can decide what it wants to be, and then develop a "roadmap" guiding decisions and ultimately fulfilling the vision of the County.

Change is continuous, therefore Linn County must decide specific criteria that will be used to judge and manage change. Instead of reacting to development pressures after the fact, the County along with their strategic vision, can better reinforce the desired changes, and discourage negative impacts that may undermine the vision. A shared vision permits Linn County to focus its diverse energies and minimize conflicts in the present, and in the future.

A key component of a Comprehensive Plan is the goals and policies. The issues and concerns of the citizens are developed into a vision. The vision statement can then be further delineated and translated into action statements, used to guide, direct, and base decisions for future growth, development and change within Linn County. Consensus on "what is good land use?" and "how to manage change in order to provide the greatest benefit to the County and its residents?" is formed. Linn County's goals and policies attempt to address various issues, regarding the questions of "how" to plan Linn County for the future.

Goals are desires, necessities and issues to be attained in the future. A goal should be established in a manner that allows it to be accomplished. Goals are the end-state of a desired outcome. Goals also play a factor in the establishment of policies and regulatory guidelines within a county. In order to attain certain goals and/or policies within county government, they may need to be modified or changed from time to time.

Policies are concerned with defining and implementing the broad goals of the Comprehensive Plan. Policies are a means to achieving the goals established by the County. They are specific statements of principle or actions that imply a clear commitment that is not mandatory. Policies are part of the value system linking goals with action. Policies have three different elements: an end that needs to be achieved, a means by which to achieve that end, and an administrative mechanism by which the means are carried out.

These policies will synthesize the information from the goals, as well as the responses from the participants of the Town Hall meetings in order to develop solutions that will achieve the goals of the Comprehensive Plan. Therefore, policies play an important role in the Comprehensive Plan because they are the actions that need to be taken to meet the goals.

The goals and policies assure that the Comprehensive Plan accomplishes the desires of the residents in Linn County. This section of the Comprehensive Plan is therefore, a compilation of local attitudes have generated through public meetings and workshops. When followed, development proposals in the County will be evaluated as to their relationship with the citizens' comments. Therefore, "goals and policies" should be referred to as diligently as the Future Land Use Map or any other part of the Comprehensive Plan, when reviewing and/or making recommendations on planning issues. Likewise, they should be current, in order to reflect the attitudes and desires of the County and its residents.

It is important for counties to establish their goals and policies in a manner that allows for both long-term and short-term accomplishments. The short-term goals and policies serve several functions:

- Allow for immediate feedback and success, which fuels the desire to achieve additional goals and better policies.
- Allow for the distribution of resources over time thus assuring a balanced use of public investment.
- Establish certain policies that need to be followed before the long-term goals can be accomplished.

Goals and Policies for Linn County

The goals and policies that have been generated for Linn County are organized into general categories. The categories are broad enough to allow many issues to fall within them, but narrow enough to allow a fairly clear distinction and separation. These categories are used for a logical organization of goals and policies. The categories are:

- General Land Use
- Agricultural Land Use
- Commercial Land Use
- Industrial Land Use
- Residential Land Use
- Environment
- Water Resources
- Economic Development
- Public Facilities and Taxes
- Public Works
- Transportation
- Health and Safety
- Parks and Recreation
- Implementation, Evaluation, and Review

When considering the following goals and policies, it may become evident that they may conflict with one another. In such cases, these conflicts should be discussed and the relative importance of one policy be weighed against another to determine the best course of action.

Land Use

Goal 1

Linn County should manage the land in a cost-effective and efficient manner while protecting the environment and natural resources, as well as maintaining and increasing land values. Guiding future growth and development in Linn County towards a compact pattern of land uses based upon the efficient and economical expansion of public infrastructure will continue to maintain and improve the quality of life for Linn County residents.

General Policies

1.01.01 A review and comment process will be required prior to planning commission and county board public hearings for any proposed activity that should occur within County zoning jurisdiction.

1.01.02 The cost of required improvements, both on-site and off-site, to a subdivision that are to exclusively serve the property owners of the subdivision shall be borne by the developer or those property owners within said subdivision.

1.01.03 Designate areas in the Land Use Plan that address the anticipated future growth needs of the County.

1.01.04 Develop zoning and subdivision regulations that promote efficient land usage and long-term adequacy, while avoiding land use conflicts and inefficient provision of public infrastructure.

1.01.05 Encourage the development of vacant lands located near cities by providing regulatory incentives that promote appropriate land uses.

1.01.06 Discourage and minimize leap-frog development outside of cities.

1.01.07 Linn County should allow agricultural production in all areas in which agricultural uses are appropriate, and non-agricultural development in agricultural areas should be allowed in specifically designated areas which does not negatively impact the agricultural uses.

1.01.08 The County should not compete with cities regarding subdivision development and lot size.

1.01.09 Encourage future development in areas that can be properly served by utilities.

1.01.10 As development attempts to move into areas that are not easily served by utilities, the County should establish policies for shared costs of utility extensions.

1.01.11 When developments propose to develop along the hillsides and other environmentally sensitive areas, special criteria should be used that will allow creative platting of lots into clusters.

1.01.12 Future developments should be encouraged to preserve tree groves and natural drainage ways as part of the development.

1.01.13 Rural development should be allowed to occur on a limited scale to minimize road maintenance and other public facility and service budgets. This rural development will not be permitted to become urban in nature, thereby creating urban demands on the County.

1.01.14 For a subdivision exclusively serving the property owners of the subdivision, the cost of services shall be borne by the developer or those property owners within the subdivision.

1.01.15 Develop a set of regulations sensitive to the environmental conditions of Linn County. These include soil types and suitability, groundwater, surface water, watershed areas and air pollution.

1.01.16 Establish land use districts that will identify uses best suited for specific areas of the County.

Agricultural Policies

1.2.1 Confined livestock operations in Linn County should be located such that their presence and operational impacts on neighboring land uses are as minimal as possible.

1.2.2 Criteria should be developed to designate areas of Linn County identified as “Prime Farmland”. Special consideration through the use of preservation land use practices should assist in the protection of these lands for traditional agricultural purposes.

1.2.3 Uses promoting the diversification of agricultural production by generating additional value to existing products should be encouraged to locate or expand within Linn County.

1.2.4 Encourage low to zero non-farm densities in prime farmland areas and other agricultural districts by providing residential lot size requirements and proper separation distances between residential and agricultural uses.

1.2.5 Protect prime agricultural land and maintain the quality of groundwater.

1.2.6 Encourage adequate separation distances between livestock and residential to avoid locating new livestock operations next to communities and/or residential developments when possible (depending upon future Kansas Statute changes).

1.2.7 Support agricultural businesses designed, operated and located in the proper areas; while, being consistent with maintaining the health, safety and general welfare of all County residents.

1.2.8 Protect and preserve prime farmland through land use regulations.

1.2.9 Encourage cooperation between the County and State on reviewing agriculture applications.

Commercial Policies

1.3.1 Encourage the location of neighborhood commercial land uses at the intersections of major transportation networks that already have or can be efficiently supplied with public infrastructure.

1.3.2 Utilize frontage roads when locating along major roads/highways.

1.3.3 Require landscaping and architectural standards for all new commercial construction and expansion to existing operations.

1.3.4 Limit the extent of commercial development to areas as designated on the Future Land Use Map and along major transportation corridors.

Industrial Development Policies

Industrial development is important to the economic vitality of Linn County. The provision of adequate urban services is a major concern in an industry's location and operation. Industrial parks serve to consolidate industrial activities into a designated area in order to reduce incompatibility with surrounding land uses.

1.4.1 Heavy industrial uses with seasonal or high nuisance characteristics are encouraged to locate or relocate only in or immediately adjacent to areas where all required services are available, well removed and shielded from existing or projected residential development; and conversely, that prime heavy industrial sites will be identified and protected from encroachment of other urban uses pending acquisition and development.

1.4.2 To the greatest extent possible, industrial areas are to be located within a community's extraterritorial jurisdiction. Those industrial areas located outside community's extraterritorial jurisdiction need to be compatible with the industrial development goal and will be located where they can be adequately served by necessary major utility lines, including electric power substations and transmission lines, sewer trunk lines, water trunk lines, and where appropriate, gas trunk lines.

1.4.3 Industrial uses which are incompatible with surrounding residential or commercial development and cannot bear the cost of abating their incompatible characteristics, whether related to performance or appearance, will be encouraged to locate or relocate to areas with similar industrial developments, and where all required services are immediately available.

1.4.4 Industrial uses will be located so that adequate buffer space is provided between incompatible land uses.

1.4.5 The County, through zoning, should develop appropriate performance, design, and specification standards for all existing and possible future industrial uses to guide their location or relocation in the County and within existing industrial areas of the County.

1.4.6 Industrial development not utilizing rail transport should be discouraged from locating next to a railroad right-of-way.

1.4.7 The County should encourage industrial development that is energy efficient. Energy conservation measures that will be promoted include, but are not limited to, the following:

1) Efficient building, manufacturing, and heating practices;

2) Co-generation systems including the burning of wastes; and

3) Utilization of new and alternative systems.

1.4.8 The County should encourage industrial development which bases its products on renewable and indigenous raw materials.

1.4.9 The County should recognize and encourage small scale industries as viable alternatives to larger conventional enterprises.

Residential Land Use Policies

1.5.1 Residential development should be separated from more intensive uses, such as agriculture, industrial, and commercial development, by the use of setbacks, buffer zones, or impact easements.

1.5.2 Work with community officials and developers on continual basis to monitor and evaluate the effectiveness of existing regulations, and to identify proper areas to locate new development.

1.5.3 Encourage low to zero non-farm densities in prime farmland areas and other agricultural districts by providing residential lot size requirements and proper separation distances between residential and agricultural uses.

1.5.4 Utilize information tools such as slopes, soil types, floodplain, road and bridge development and maintenance plans, when identifying areas for residential development.

1.5.5 Develop subdivision regulations that provide for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.

1.5.6 The right of Linn County property and landowners to the exclusive, uninterrupted use of their land should be protected through regulations that are sensitive to the effects of activities that are nuisance in nature.

1.5.7 Support housing options for all incomes and physical capabilities of Linn County's residents.

1.5.8 New residential developments should be accompanied by a subdivision agreement, which provide for the maintenance of common areas, easements and drainage.

1.5.9 Encourage the establishment of a rehabilitation program to maintain and improve the existing housing stock.

1.5.10 Develop relationships and partnerships with housing professions in the public and private sector to establish a range of affordable housing options, ranging from a First Time Homebuyer program to rental assistance.

1.5.11 Encourage new residential development to locate near urban centers or areas identified to accommodate higher density growth, especially when direct access to existing, hard-surfaced roads or highways can be accomplished.

1.5.12 Establish zoning and subdivision design standards that require buffers, and screening standards and functional usable green space, for new developments.

1.5.13 Revise existing regulations to improve the review process for small-scale preliminary and final plats and site plans.

1.5.14 All proposed rural area developments shall be based on a reasonable expectation of supply and demand for said use or facilities and no large-scale development shall be approved without:

1) The submission and approval of a layout and design concept, with provision for the staging and servicing of all phases of the development;

2) The approval of all federal and state agencies relative in any applicable health, safety and environmental controls; and

3) An adequate demonstration of the financial capacity (escrows, performance bonds, etc.) and responsibility of the applicants to complete the development and provide for operation and maintenance services.

1.5.25 All proposed rural area development and facilities:

1) Shall be appropriately, if not uniquely, suited to the area or site proposed for development;

2) Shall not be located in any natural hazard area, such as a flood plain or area of geologic hazard, steep slope, severe drainage problems or soil limitations for building or sub-surface sewage disposal, if relevant;

3) Shall be furnished with adequate access – when possible a minimum of two entrances and exits.

4) Shall be furnished with adequate individual or community water supply, if required;

5) Shall not be justified solely or even primarily on the argument that the land is less costly than better alternative sites.

1.5.26 Proposed rural area development shall not need or require the extension of costly services and facilities normally associated with urban centers. These services may include municipal water supply and sanitary sewer, power, and gas. Development shall not impose inordinate additional net costs on mobile, centralized public services, such as police and fire protection, school busing or refuse collection.

1.5.27 Accommodate demand for very low density rural residential development in areas which are not amenable to integrated neighborhood designs, provided such areas are suited to the uses intended and exhibit high amenity value and such developments do not preempt farm or forest lands, or generate inordinate service demands of their own.

1.5.28 Linn County will recognize that the appropriate location of very low density residential development is in designated areas where commitments to such uses have already been made through existing subdivision, or development.

1.5.29 The planned unit development (PUD) concept provides a viable alternative to conventional urban development patterns, while providing a means to encourage creative yet responsible / sensitive developments.

1.5.30 Linn County will review and accommodate, wherever possible, any new or alternative development concepts or proposals, provided such concepts or proposals are consistent with and do not compromise in any way the established disposition of land uses on the Land Use Map or the goals and policies of the Plan.

1.5.31 Buffers and/or impact easements, as immediate land uses or as landscaped areas, shall be provided between residential and agricultural uses.

1.5.32 Examine the feasibility of expanding and/or developing new Assisted Living Centers near or in communities within Linn County.

Education

Goal 2

Quality education is a vital component of positive growth. Although the County's role is limited, policies will be followed in locating development to insure cost effective use of existing facilities. Also, the County will coordinate with all school districts to insure adequate areas for future educational needs. Above all, the main goal is to encourage excellence in the public school curriculum and facilities.

Policies

2.1 Set development standards that coordinate reservation of land for future educational needs.

2.2 Cooperate with school systems in expanding public uses of educational facilities.

2.3 Cooperate with municipalities and schools systems in the expansion of course offerings

2.4 Cooperate with municipalities and schools systems in developing closer ties with area colleges and universities, particularly through the creation of programs that can be offered in the area.

2.5 Cooperate with municipalities and schools systems to study the feasibility of establishing a community college or a satellite campus of a community college.

Environment

Goal 3

Linn County retains a high-quality natural environment, yet the impact of human demand upon the environment has impacted the natural ecological balances and the high aesthetic quality of the county in the past, and poses a threat for future deterioration. The natural resources (soils, groundwater, surface water and air) and environment of Linn County shall be protected and managed to ensure long term quality, availability and sustainability for the current and future residents and industries of Linn County. The goal of Linn County is to guide development in a manner that conserves and protects the natural resources; minimizes potential conflicts between rural/urban residents; promotes compatible land uses; encourages compact development and an efficient provision of services.

Policies

3.1 Zoning regulations and design standards should be created to protect the environmental and natural resources of Linn County through the encouragement of preservation and conservation practices.

3.2 A Surface Water Protection Area should be considered to protect the watershed, wetlands, pirarian buffer zones that surround major rivers and drainage ways such as the Marais des Cygne River.

3.3 General land use regulations should require all development in the jurisdiction of Linn County to demonstrate a positive, or at least neutral, impact upon the soil, groundwater, surface water, and air.

3.4 Federal requirements and regulations shall be followed when land use regulations are being developed. Linn County regulations should, at a minimum, be as strict as federal standards, and where necessary, may be enforced in a manner stricter than federal guidelines.

3.5 Protect all water supplies and aquifers from development activities that may affect the quality and/or quantity of water. Development shall demonstrate a positive or, at least, a neutral impact on ground water supplies.

3.6 Identify with state and federal agencies possible sediment control regulations to minimize potential soil loss and/or contamination problems in specific areas of Linn County.

3.7 Establish zoning and subdivision standards that support conservation of natural resources. This can be accomplished by the creation of Planned Unit Developments implementing the use of conservation easements and other tools.

3.8 Discourage conversion of designated prime agricultural land and soils to non-agricultural uses by targeting less productive agricultural soils (crops) for urban or non-farm uses. Establish a hierarchy of minimum lot sizes to encourage non-farm growth in the appropriate locations.

3.9 Encourage conservation of hillsides by establishing criteria and limiting development along specific slopes in the County.

3.10 Promote quality land management through the development of erosion control design standards for rural subdivisions and larger commercial and industrial developments.

3.11 Encourage the preservation of environmentally sensitive areas such as wetlands, wooded areas, waterways (streams, ponds, lakes, rivers, etc.), and other amenities. Preservation should occur through no development, incorporation of these areas into conservation areas, pollution, groundwater, and/or erosion control measures when these amenities are downstream from a proposed development.

3.12 Linn County will continue to preserve those areas for farm use which exhibit Class I through IV soils as identified in the Capability Classification System of the U.S. Soil Conservation Service.

3.13 Linn County will establish an ordinance to control erosion and sedimentation in both public and private roadway construction.

3.14 Linn County, in cooperation with the communities, will promote recycling and provide household hazardous waste collections

Water Resources

Goal 4

Efficient use of County water resources is a benefit to all citizens, as water is an essential part of the livability of an area. Conserve and manage water resources efficiently in order to sustain and enhance the quantity and quality for human consumptive and to abate flood, erosion and sedimentation problems.

Policies

4.1 Linn County will cooperate with federal and state agencies, the cities of the County, and the local soil and water conservation district to identify, conserve and develop water resources on a long-range, multiple-use basis in response to need, with full consideration given to the benefits, costs, potential uses and the carrying capacity of the resource.

4.2 Linn County should participate in the FEMA National Flood Insurance Program to prevent flood-caused loss of life and property, by identifying and mapping the floodplains and floodways of the County, restricting land uses within the floodplains to those which are open and undeveloped, including forestry, agriculture, wildlife habitat and recreational areas and encouraging improved watershed management practices and the construction of watershed storage projects for flood control. This includes working with FEMA to update the FIRM map for the County.

4.3 Linn County shall implement the FEMA National Flood Insurance Program by adopting a floodplain zoning overlay district. The zoning overlay district should include the most recently developed floodplain map as delineated by FEMA. The boundary of the floodplain zoning overlay district should be drawn according to visible political boundaries and quarter section lines and include the entire 100-year floodplain.

4.4 Linn County will support soil and water conservation efforts to aid in erosion, sediment, and run-off control.

4.5 Linn County will coordinate with and support city, regional, state and federal water-quality plans and programs so that high water quality will be achieved in the cities of the County, that sound watershed management practices will take place, and that improved treatment of point and non-point sources of water pollution will be achieved.

4.6 Linn County will encourage the prudent use of all County resources and support the development of water conservation techniques and practices.

4.7 It is the policy of Linn County to protect riparian vegetation from damage that may result from land use applications for development that is otherwise permitted outright or conditionally under county zoning regulations. To achieve this goal, Linn County will review land use applications for development in riparian areas in an effort to mitigate or prevent damage to riparian vegetation that might result from the development.

4.8 Land use management practices and nonstructural solutions to problems of erosion and flooding are preferred to structural solutions. Water erosion control structures should be reviewed by the appropriate authorities to insure they are necessary, are designed to incorporate vegetation where possible, and designed to minimize adverse impacts on water currents, erosion, and accretion patterns.

4.9 Linn County will cooperate with the U.S. Fish and Wildlife Department, the cities in the County, and the U.S. Conservation Service to identify, conserve, and protect fish and wildlife habitat; determine areas of critical imbalance and threats to particular species; and formulate and implement measures for the improvement of existing habitat and the creation of new habitat where needed.

4.10 Linn County recognizes the need to conserve and protect fish and wildlife habitat in its plan implementation measures; and the following will be considered in any public or private land use determination subject to county review: the impact of filling or drainage of swamps or marshes; the damming of rivers and streams; the location and construction of highways and utility transmission lines;

and any other land development activities which significantly interfere with the vegetation or soil cover or drainage patterns in critical habitat areas.

4.11 Identified sensitive wildlife areas will be classified as exclusively agricultural areas or open space. No major land use change, including, but not limited to road construction and recreational developments will, be permitted without approval of measures to limit undesirable impacts on sensitive wildlife areas.

Economic Development

Goal 5

Linn County should promote and encourage economic development necessary to support the needs of present and future residents such that the economy is stable and diverse. Linn County should also maintain a rate and pattern of economic growth sufficient to prevent recurring high levels of unemployment and under-employment in the County, balance the real property tax base of the various cities, and strengthen local economic bases.

Policies

5.1 Agriculture and agricultural employment, including value-added agricultural businesses, should be promoted throughout Linn County.

5.2 The recreational assets of Linn County should be expanded and improved such that they may be promoted through tourism based endeavors, including hunting, fishing, and camping.

5.3 The youth of Linn County should be encouraged to remain in Linn County or return to Linn County after completion of their post-secondary education. Economic development projects should be established to provide such encouragement. The youth of Linn County should be involved in the identification and development of these projects.

5.4 Encourage, promote and develop economic development partnerships between local entities and private companies to assist existing and expanding business enterprises.

5.5 Support area historical, cultural and recreational activities. Linn County should continue to build upon the historical structures, cultural heritage and recreational assets located throughout the County and within the incorporated and unincorporated settlements to encourage a sense of community through tourism based endeavors.

5.6 Encourage and promote the development of home-based businesses and telecommuting based upon high technology communication infrastructure.

5.7 Linn County will encourage economic development projects which do not conflict with the agricultural character of the County. Identify those business owners that might be retiring in the near future. Work with these individuals to set up a business development program to recruit future business owners into the community.

5.8 Develop improved methods of marketing and promotion of services and events.

5.9 Continue in cooperation with area communities and adjacent counties, an economic development strategy that supports existing businesses, promotes new businesses, including industrial development, coming to the area and seeks to develop new attractions and amenities for the public on a local and regional level.

Public Facilities and Taxes

Goal 6

The County sees a need to integrate public facilities and services in an effort to eliminate costs and conserve energy. Coordination with all jurisdictions and affected agencies is essential in the development and maintenance of adequate public facility systems. The expansion of public facilities is a major factor in directing development.

Policies

6.1 Public facilities should be strategically located within Linn County so as to provide cost-effective, efficient, and timely service to all residents.

6.2 Encourage the location of public and semi-public facilities in a manner consistent with the sector of the County they are intended to serve.

6.3 Public facilities such as schools or churches should be located near populated areas.

6.4 Public facilities such as County yards and maintenance buildings shall be located in key areas of the County, which efficiently serves the public.

6.5 Support area historical and cultural activities.

6.6 Continually evaluate the staffing needs of the Sheriff's Department. As the population continues to grow, the county needs to hire additional deputies and jailers in order to meet the level of protection desired by the public.

6.7 The County should work as the catalyst to improve the infrastructure throughout the County in a manner that is cost effective and maximizes County funding sources.

6.8 Linn County will coordinate with the cities within its jurisdiction to provide an orderly phasing of water, sanitary sewerage, storm drainage and other public services and facilities within the urban growth boundaries.

6.9 Public facilities and services for rural areas will be provided and maintained at levels appropriate for rural use only.

6.10 Linn County will coordinate with the cities, and appropriate local, state, and federal agencies in providing for the health and service needs of the public, particularly the needs of the disadvantaged, including the young, the elderly and the handicapped.

6.11 Linn County will encourage the consolidation of city, county, and state administrative offices, public health, safety and welfare buildings, and community cultural facilities as opportunities that will promote energy conservation, provide convenient, centralized services and attractive building and open space groupings.

6.12 Linn County will, where practicable, encourage the consolidation of city, county, school district, utility and state works yards, shops, bus barns, and equipment and storage yards, in order to realize economies of scale in land acquisition, development, and operation and maintenance costs, and eliminate present facilities which are incompatible with sensitive residential and commercial areas throughout the County.

6.13 Close cooperation will be encouraged among the cities, the school districts, and the County is respect to matters of school site selection, acquisition, planning, servicing, and joint use in keeping with the anticipated direction and pattern of County growth.

6.14 Linn County will cooperate with other interested agencies to identify, acquire and/or reserve in advance through appropriate open space zoning designations suitable watershed areas and reservoir sites to serve the domestic water needs of the emerging urban and rural development areas of the County.

6.15 Linn County will encourage the dedication of major drainage-ways such as wetlands, swales, intermittent creek basins and roadside depressions for the purpose of storm water collection.

6.16 The establishment of domestic water supply systems will be supported where such systems conform to all applicable water quality and engineering design criteria.

6.17 Groundwater supplies will be protected from critical draw-downs or disrupted flows where municipal watersheds exist; surface water supplies will be protected from unusual increases in turbidity and sedimentation caused by farming, excavation or grading; and both ground water and surface water supplies will be protected from contamination by subsurface sewage disposal systems, sewage lagoons, and other sources of pollution.

6.18 Linn County will assist in the organization of special purpose districts such as sanitary districts, sanitary authorities, and county service districts which would be able to utilize federal and state funds to build collection and treatment facilities and provide the necessary services to their respective communities or clientele. The County will work to ensure that these districts are created in a manner that promotes planned, thought out growth patterns in the County and adjacent to the communities.

6.19 The development of sanitary sewer systems will be supported where such systems conform to all applicable federal and state standards pertinent to the collection, treatment, and final disposal of effluent.

6.20 Linn County will support any consolidation of water and sewer facilities to secure the potential economies of scale and organizations, providing their potential environmental impacts are consistent with existing land-use plans, related urban growth goals and policies, established water quality standards, and where separate local facilities are shown to be more expensive.

Public Works

Goal 7

Linn County shall pursue programs and facilities to insure adequate utilities will be considered and will be compatible with the County's land use policies. Goals include protecting current and future water well fields and aquifers; promoting development that utilizes existing facilities and capacities; and developing new utility system facilities and capacities that support development goals.

Policies

7.1 Implement development and design standards that protect the area around municipal water sources located in the county.

7.2 Utilize soil suitability data from the Linn County soils survey when evaluating development proposals proposing septic system or lagoons for sewage treatment.

7.3 Encourage future expansion and upgrading of the rural water system within Linn County. This would lower the potential for contamination of wells and other waster sources from poor management of waste.

7.4 Work to develop public works projects that mitigate hazards to county facilities.

7.5 Develop and ongoing list of projects throughout the county that promote the health, safety, and general welfare of county residents.

Transportation

Goal 8

Linn County should provide a transportation system that improves access and circulation for vehicular traffic within Linn County. Development in Linn County shall be guided to safely utilize existing public investment in roads, and programs to reduce road development or maintenance. The transportation goal of Linn County is to develop and support an

efficient road system to serve current and future circulation and access needs. Provide and encourage an efficient, safe, convenient transportation and communication system, including road, rail, waterways, public transit and air, to serve the needs of existing and projected urban and rural development within the county. The County will also accommodate the regional movement of people and goods, recognizing the economic, social and energy impacts of the various modes of transportation.

Policies

8.1 The interaction of existing transportation routes and drainage ways should be studied to determine the need for bridge and road improvements.

8.2 When new development is contemplated, due consideration must be given to the carrying capacity of the existing road system in the area, and development should be discouraged from occurring in areas where the road system is insufficient to handle any additional traffic load.

8.3 Improve, develop, and maintain well-traveled roads with hard surfacing.

8.4 Investigate the paving or resurfacing of several County roads to improve the connectivity of the County.

8.5 Right-of-way and pavements shall be sufficiently wide and of sufficient strength to accommodate anticipated future traffic loads.

8.6 Commercial signing should be limited to major arterials, shall be kept to a minimum and shall be low profile.

8.7 Encourage the on-going replacement of older, dilapidated bridges throughout the County

8.8 Develop a plan of education/action to prevent and cleanup roadside dumping in the rural areas of the County.

8.9 Continue working with KDOT and the public to upgrade highways in and through the County by either resurfacing or widening of existing State and County Highways.

8.10 Develop land use policies that work strongly with existing and proposed transportation systems and upgrades, especially the completion of U.S. Highway 69's expansion to four lanes.

8.11 The regional transportation needs must be addressed primarily in respect to the utilization of the County's arterials as State thoroughfares.

8.12 Due primarily to the increasing traffic load and traffic hazards on all County roads, there is a need to control access points for future development.

8.13 All transportation-related decisions will be made in consideration of land use impacts including but not limited to adjacent land use patterns, both existing and planned, and their designated uses and densities.

8.14 Linn County will cooperate and establish close relationships with state and federal agencies as well as other stakeholders operating in the County, in respect to matters relating to the location, design and programming of roads, railroads, public transit facilities, airports, transmission lines, pipelines, waterways, energy corridors and communications facilities to guide and accommodate the emerging development patterns of the county.

8.15 Linn County will encourage bicycle and pedestrian traffic as an element of the transportation system by coordinating with the cities within the County to develop an integrated system of safe and convenient bicycle and pedestrian ways to complement other modes of transportation.

8.16 Linn County will require new development to:

1) Limit access points on highways designated as arterials when alternative access points are feasible.

2) Minimize direct access points onto arterial right-of-ways by encouraging the utilization of common driveways.

8.17 Transportation needs for the disadvantaged, such as the low income, the handicapped, and the elderly, will be considered in the continued development of a County transportation system.

8.18 Transportation-related decisions will be made in support of the efficient and economic movement of people, goods, and services throughout the region, and will be based on the location and adequacy of facilities for such goods and services.

8.19 The County will continue to recognize the need to address the various transportation issues by working with cities and other stakeholders to establish other transportation option and/or facilities as they are appropriate and feasible.

Health and Safety

Goal 9

Linn County's goal is to continue to support health care, fire protection and law enforcement programs by exploring programs and alternative services to insure optimum service levels and public costs.

Policies

9.1 Regulate land use developments affecting the health, safety and general welfare of the public.

9.2 Clean, enforce, and regulate nuisances and poorly maintained properties. This includes the continued efforts to regulate junk cars, junkyards and dilapidated/deteriorated residences/farm yards throughout the County.

9.3 Establish regulations that protect County residents from the secondary effects of various uses such as adult entertainment as necessary.

Parks and Recreation

Goal 10

Linn County should provide adequate park and recreation opportunities for the residents of Linn County and the State of Kansas. These facilities should be a combination of the expansion existing facilities and the establishment of new facilities.

Policies

10.1 Park and recreation facilities should be designed to accommodate the particular needs and interests of area residents while protecting, preserving, and conserving the environmental character and quality of the area.

10.2 Provide parks and recreational facilities that are reasonably accessible to residents of Linn County.

10.3 The parks and recreation section of the Comprehensive Development Plan should be referred to when reviewing new plans for expansion or reviewing redevelopment plans.

10.4 Promote recreation as a continuing means of economic development for Linn County.

10.5 Set standards that require or promote dedication of parks and open space.

10.6 Encourage recreational amenities offering year round enjoyment.

10.7 Work with developers of future rural subdivisions to create conservation areas through cluster subdivisions and conservation easements. These conservation areas should be connected from subdivision to subdivision when possible.

10.8 Linn County will cooperate with all governmental and recreation agencies within the region to identify open space and scenic resources, to determine resident and non-resident recreation needs, and to formulate and implement measures for open space preservation and use.

10.9 Linn County will seek to offer greater opportunities for water-based recreation on the Marias des Cygne Rivers and its tributaries.

10.10 Linn County will encourage an appropriate amount of park and recreation development designed to meet the needs of the transient and regional population.

10.11 Linn County will work with the cities to develop recreation trails and corridors that connect each community.

10.12 Linn County should recognize the development of an integrated bicycle and pedestrian trail system to provide recreational opportunities and to link open space, Linn County communities and park areas.

10.13 Linn County will explore the possibilities of placing a greater share of the burden of park acquisition on new residents of the County who generate an increased demand for parks and open space.

10.14 For the purpose of implementing recreation programs and development, Linn County will investigate funding alternatives such as tax levies, bonding grants in aid, user fees and subdivision ordinance stipulation.

Implementation, Evaluation, and Review

Goal 11

Changing needs and conditions will necessitate future review, evaluation, and updating of the Comprehensive Development Plan and its supporting documents. Intergovernmental coordination of all planning activities affecting land uses within the county are necessary to assure an integrated comprehensive plan for Linn County.

Policies

11.1 Linn County will continue to implement an ongoing citizen involvement program that provides County residents opportunity to be involved in all phases of the planning process.

11.2 Linn County will review any development concepts or proposals which conflict with the Land Use Map, goals or policies in light of changing needs and conditions and in keeping with established procedures of Plan evaluation, amendment, and update.

11.3 Linn County will undertake a major update of the Comprehensive Development Plan and review of all supporting documents every five to ten years to ensure that an adequate factual basis for planning decisions is maintained.

11.4 Linn County will encourage federal, state, and regional agencies and special districts to coordinate their planning efforts with those of the County.

11.5 Linn County's County Commission and Planning Commission will meet annually to review the Comprehensive Plan and all development regulations for adequacy.

11.6 Linn County will work to provide adequate training for those involved in the decision making process regarding planning and zoning issues.

DEVELOPMENT CHAPTER

INTRODUCTION

Within any planning jurisdiction, whether a large growing urban area or a small declining rural county, there will be changes in land uses throughout the planning period. The purpose of the Development Chapter is to provide a general guide to direct changes in land use and transportation over time. The resulting changes in land uses and transportation networks should be capable of coexisting with a minimum number of conflicts. This Chapter must reflect the existing conditions and be flexible in order to meet the needs of its citizens as well as there vision for the county's future.

The Development Chapter provides the basis for the formulation of land use (zoning) regulations and the application of zoning districts. For this reason, it is imperative to formulate a plan tailored to the needs, desires and environmental limitations of the planning area. The Development Chapter should promote improvements in all components of the local economy with particular emphasis on agricultural growth, as the predominant component of the local economy. The following common principles and land use concepts for agricultural areas have been formed to guide the development of Linn County's Development Chapter.

LAND USE ELEMENTS

The elements of the Linn County Development Chapter include Existing Land Use, Future Land Use, Transportation, and the County Land Use Management Plan (CLUMP). All of these elements are integrated in some form or another. To effectively evaluate development decision a substantial amount of information must be utilized.

- **Existing Land Use**
- **Existing Transportation**
- **County Land Use Management Plan**
- **Future Land Use and Transportation**

Principles and Concepts of the Linn County Development Chapter

- Private ownership of land is essential to the freedom of individuals, families and communities and to the economic interest of the citizens of the County.
- Existing agricultural uses, methods of agricultural production, property values and the quality of life of the County residents should be protected and preserved.
- Allow for changes in farming practices and the scale of agricultural production should be encouraged when the use is compatible with existing land uses. Negative impacts on incompatible land uses, environmentally sensitive areas and issues impacting property values or the quality of life in the rural areas of the County should be kept to a minimum.
- Land use regulations, which are to be implemented in the Future Land Use Plan, should be minimized to preserve the freedoms and the property rights enjoyed by the County residents. This plan should effectively address the basic protection of the existing land uses, property values, the local environment and quality of life. Development of future land uses that are inconsistent with these basic protections should be discouraged.
- Decisions about land use affect transportation systems and vice versa

COUNTY LAND USE MANAGEMENT POLICY (CLUMP)

PURPOSE OF CLUMP

The purpose of the CLUMP system is to develop a broad policy that acknowledges existing land use patterns, existing and future market demands, and manages these factors in relation to one another. CLUMP establishes a long-range management policy that provides guidance for future development.

CLUMP PROCESS

CLUMP was devised to identify and examine existing development trends within Linn County. The CLUMP process includes a review of two critical elements of the existing land use fabric within the County; which are:

- Existing Land Use patterns and locations, and
- The density of residential development within the unincorporated areas of the County.

These elements can be seen in Figure 24 of this document.

CLUMP balances the demand for urban and non-urban development with the preservation and conservation of agriculture and the fiscal responsibilities to provide services either at the County or the municipal level. CLUMP utilizes principals found within the "Smart Growth" movement. According to the Urban Land Institute's publication **Smart Growth: Myth or Fact**, a ***major myth*** is that ***"Smart growth is a code word for no growth".*** However, as the ULI points out, a ***major fact*** is that ***"Smart growth recognizes that growth and development are both inevitable and beneficial"***.

> ***"The goal of smart growth is not "no growth" or even slow growth. Rather, the goal is sensible growth that balances our need for jobs and economic development with our desire to save our natural environment"***
>
> Parris Glendening, Governor State of Maryland

The development of CLUMP was premised on the belief that development pressures and demands exist and that the best approach is to acknowledge and accommodate these pressures through diligent planning. However, these pressures must be managed and channeled to areas that are in the process of developing, or areas that can accommodate this development over the long term.

CLUMP CONCEPT

The CLUMP concept centers on three policy areas. These areas are:

- Urban Transition,
- Transitional Development Zone,
- Agricultural,

These policy areas are indicated on Figure 24 of this document. These areas generally identify different levels of development based upon proximity to existing urban centers or smaller developments; proximity to major transportation routes; existing land use densities; and potential land uses to be allowed in the future. The intent is to concentrate each of the different policy considerations into areas based upon these factors. In addition, intense development (major

commercial centers, densely populated subdivisions, etc.) should be encouraged to locate within or adjacent to the existing communities of Linn County. Ultimately, the CLUMP concept is to encourage growth and development within the unincorporated areas of Linn County using a well-considered management approach.

Policy Areas

Urban Transition Policy Area

The Urban Transition Policy Area is intended to accommodate the following policies:

- Higher density development generally near urbanized areas /communities,
- Located along major transportation routes within the county, including US Highway 69,
- Location of higher intensity uses, and
- Potential growth areas adjacent to the smaller communities.

The Urban Transition Policy Areas are generally located throughout Linn County. The locations are as follows:

- The existing community of Prescott,
- The existing community of Mound City,
- The existing community of Parker,
- The existing community of Pleasanton,
- The existing community of Blue Mound,
- The existing communities of La Cygne and Linn Valley,
- Around and within the lake developments/subdivisions,
- Around and within the unincorporated settlements,

The proposed land uses for the Urban Transition policy areas are:

- Industrial,
- Commercial,
- Urban Residential, including single family residential
- Rural Residential,
- Public/Quasi-Public, and
- Parks / Recreation

When making future land use and zoning decisions, the policy requires any of these use types to be located within an Urban Transition policy area. These areas, as well as the area within the extraterritorial jurisdictions of the communities should allow for ample development opportunities while allowing for a controlled growth policy. All future development of this type should be located in the designated areas in order to minimize future sprawl and haphazard development.

Transitional Development Zone Policy Area

The Transitional Development Zone policy area is intended to accommodate the following policies:

- Less dense types of developments generally within or near rural areas of the County that have already developed,
- Near the smaller communities of the County.
- Near major roadways

The Transitional Development Zone policy areas are basically located from the Linn-Miami County Line along the US Highway 69/Kansas City Southern Railroad corridor south to the Linn-Bourbon County Line as well as in the north central section of the county. The locations can be seen on Figure 24.

The proposed land uses for the Rural Acreage policy areas are:

- Rural Residential,
- Transitional Agriculture,
- Some small commercial uses,

- Village Residential
- Mixture of Agriculture and agri-businesses,
- Public, and
- Parks / Recreation.

When making future land use and zoning decisions, the policy requires any of these use types to be located within a Transitional Development Zone policy area unless overlap uses are allowed in another policy area. Future development, especially the smaller commercial uses and rural residential should be designed in ways to minimize impact on surrounding uses (i.e. cluster development, development away from environmentally sensitive conditions). One key factor determining the Transitional Development Zone locations was based upon the existing environmental factors, and the density of existing residential development. Due to the lack of water in these areas, any land use and zoning changes to the maps must consider the availability of groundwater on the site(s) and the impact on adjacent properties. All future development of this type should be located in the designated areas in order to minimize future sprawl and haphazard development.

Agriculture Policy Area

The Agriculture policy area is intended to accommodate the following policies:

- The preservation of agricultural uses,
- Low density residential development, primarily farmsteads and residences connected to an existing farming operation.

The Agriculture policy area is the remaining portions of Linn County not included in the Urban Transition or Transitional Development Zone areas.

The proposed land uses for the Agriculture policy areas are:

- General Agriculture,
- Transitional Agriculture,
- Mixture of Agriculture and agri-businesses,
- Public, and
- Parks / Recreation
- Conservation

When making future land use and zoning decisions, the policy would allow only these use types to be located within an Agriculture policy area. These areas have been identified based upon their lack of development and the ability to preserve the agricultural base of Linn County. All future development of this type should be located in the designated areas in order to minimize future sprawl and haphazard development.

FIGURE 24: LINN COUNTY CLUMP MAP

FUTURE HOUSING NEEDS

Sound long range planning can assist the County in reaching a desired population level. When a county faces a large number of vacant properties a rehabilitation program may need to be developed. Linn County, working together with the communities, can increase property values county wide through the development of a housing rehabilitation program. Another important aspect to strengthening the housing value within a county is by creating incentives for first time home buyers, promoting and working with property owners to increase historic preservation, promote development in upper stories of downtown commercial buildings, develop a program to offer free land for housing development, and create tax abatements.

FUTURE ECONOMIC DEVELOPMENT

Linn County should work with larger communities to utilize principles of the Main Street Program to increase beautification and promote business retention. The Main Street program can assist communities to work towards enhancing the experience of living in a small town through the redevelopment of the downtown business district, by utilizing the historical value of the downtown, and help identify the resources of the community itself. Information on the Kansas Main Street Program can be found on the Kansas Department of Commerce homepage. The eight principals from the National Main Street Center are as follows (taken from the National Main Street Program):

Comprehensive

Downtown revitalization is a complex process and cannot be accomplished through a single project. For successful long-term revitalization, a comprehensive approach must be utilized.

Incremental

Small projects and simple activities lead to a more sophisticated understanding of the revitalization process and help to develop skills so that more complex problems can be addressed and more ambitious projects can be undertaken.

Self-help

Local leaders must have the desire and will to make the project successful. The National Main Street Center Kansas Main Street Program provides direction, ideas and training, but continued and long-term success depends upon the involvement and commitment of the community.

Public / Private Partnership

Both the public and private sectors have a vital interest in the economic health and physical viability of the downtown. Each sector has a role to play, and each must understand the other's strengths and limitations so that an effective partnership can be forged.

Identifying and Capitalizing on Existing Assets

Business districts must capitalize on the assets that make them unique. Every district has unique qualities – like the distinctive buildings and human scale that give people a sense of belonging. These local assets must serve as the foundation for all aspects of the revitalization process.

Quality

Quality must be emphasized in every aspect of the revitalization program. This applies equally to each element of the program, from storefront design to promotional campaigns to educational programs.

Change

Changes in attitude and practice are necessary to improve current economic conditions. Public support for change will build as the program grows.

Implementation-Oriented

Activity creates confidence in the program and ever greater levels of participation. Frequent, visible changes are a reminder that the revitalization effort is underway. Small projects at the beginning of the program pave the way for larger activities as the revitalization effort matures.

Through building relationships with the communities, Linn County can work to provide basic economic facilities to support future economic development throughout the county. Utilizing the existing buildings can also trigger economic growth by increasing property values and strengthen the tax base. Linn County must also work to identify existing businesses throughout the county and work with them to keep them in the county. Linn County should search for businesses that can fit into the two existing industrial parks.

The Linn County Economic Development has created a Comprehensive Incentive plan to attract new businesses to Linn County. Linn County and all the communities in Linn County should work to utilize these existing incentives to attract new businesses to Linn County. Some of the current incentives offered through this plan are:

- Free land in Industrial Parks
- All utilities are available
- Site work and gravel for parking lot
- Access road to property
- Research for financial and technical assistance
- Sponsor industrial revenue bonds (IRB) and community development block grants (CDBG)
- Low interest loan of up to $100,000 through revolving loan fund
- Landscaping
- Waiving of some utility hookup fees
- Enhanced enterprise zone tax benefits
- Job training assistance
- Access to US Highway 69
- HUBZone (historically underutilized business zone) Benefits

Other incentives could include the following:

- Job training for youth
- Higher Education choices – Fort Scott Community College and other college satellite courses

Most of these incentives are negotiable and must have final approval by the county commissioners.

FUTURE FACILITY NEEDS

Recreation Future Needs

Linn County should continue to provide adequate park and recreation opportunities for the residents of Linn County and the State of Kansas. Availability of campgrounds and recreational vehicle hookups should be provided for travelers

looking for a place to stop, especially along US Highway 69. An evaluation of existing campgrounds and recreational vehicle hookups should be completed prior to the planning of new facilities.

The County should continue development of new playgrounds, shelters, restrooms, camping facilities to meet the demand of future growth while providing park and recreational facilities that are reasonably accessible to residents of Linn County. In doing this, the promotion of recreation as a continuing means of economic development for Linn County can occur. These facilities should be a combination of expanding of existing facilities and the establishment of new facilities.

Special use facilities, such as a county wide trail system for all terrain vehicles and equestrian activities as well as bike paths, should be considered to promote economic development in Linn County as well.

Fire Protection, Law Enforcement, and Public Safety Future Needs

Linn County must continue to support health care, fire protection, and law enforcement programs by exploring programs and alternative services to insure optimum service levels and public costs. Continual upgrades to fire districts including new equipment, expansion of existing facilities, and establishment of new facilities must be considered. As development occurs and the population increases, additional staff and equipment must be added to the Linn County Sheriff's Department.

Emergency medical services must be expanded to serve the residents living on the west side of Linn County. Medical clinics should be evaluated for consideration of expansion of existing facilities or establishment of new facilities to meet the needs of a growing population.

County Facilities Future Needs

The expansion of public facilities is a major factor in directing development. Linn County should modernize the court house to increase accessibility and better meet the ADA. Customer service at the court house, with regard to physical facilities, should improve to better meet the needs of Linn County residents.

FUTURE PUBLIC UTILITIES NEEDS

Linn County needs to pursue programs and facilities to insure adequate utilities will be considered and will be compatible with the County's land use policies. Programs to protect the source water supplies for the public drinking water must be considered to ensure a safe and adequate supply of domestic water for Linn County residents. Part of this program will be to ensure the protection of not only the supply of drinking water, but also the distribution system of drinking water.

With the establishment of Public Wholesale Water Supply District #13 (PWWSD #13) county efforts must specifically protect this source of drinking water through the future establishment of community and/or package septic systems to protect the water district main lines and reservoir. Failing septic systems or septic systems which are permitted to discharge should be inventoried and registered with the County. Failing systems discharging to the land service should be corrected and systems permitted to discharge should be closely monitored to ensure that public health is not threatened.

FUTURE ENVIRONMENTAL NEEDS

Linn County has a high quality natural environment, yet the impact of future development can have negative affect on the environmental quality and aesthetic value of the existing resources. The natural resources (soils, trees, surface waters, groundwater, and air) and environment of Linn County need to be protected and managed to insure long term quality, availability, and sustainability for the current and future residents and visitors of Linn County.

Zoning regulations and design standards should be created to protect the environment and natural resources of Linn County. Source water protection efforts should be established though the establishment of development restrictions within the 100-year flood plain and watershed region around the reservoir supplying PWWSD #13.

FUTURE LAND USE

Based upon the land use concepts, the Future Land Use Plan for Linn County, Kansas envisions land use categories to accommodate the expansion of existing and future development uses of the land. As described below, these land use areas are:

- **Agricultural**
- **Transitional Agricultural**
- **Residential/Residential Estates**
- **Commercial**
- **Industrial**
- **Public**
- **Village Development**
- **Watershed Overlay**
- **Flood Plain Overlay**

The basic guiding principle for this Plan is the preservation and protection of existing land uses and the environment in the County. This includes the protection of the residentially developed areas, while encouraging economic expansion in both the agricultural and non-agricultural sectors of the local economy. This expansion would occur through development of new and/or expanded land uses compatible with the existing uses, environmentally acceptable, and respects and supports the quality of life desired by the residents of Linn County.

Agricultural Uses

In order to abide by the principles and general land use concepts previously presented, the future land use lying in the rural portions of Linn County should continue to be predominately agricultural production. The use of land for crop production should be encouraged as a means of strengthening the local economy. Crop production is going to be greatly influenced by the County's topography. Where there are steep slopes, crop production will be minimized; except, where the topography has been terraced to accommodate production activity.

The use of land for livestock production should also be encouraged as a means of enhancing the economy; however, such production activity should be limited to where soil types and the landscapes have a limited risk of environmental degradation, including surface and groundwater contamination. Another consideration to be reviewed with regard to livestock production is air quality. These uses should be carefully located in order to avoid potential incompatibilities between land uses due to the production of odor, dust, or other characteristics. These incompatibilities can negatively affect the value and marketability of neighboring properties. Avoiding the degradation of natural resources including groundwater, surface water, air quality and soil productivity should also take a priority when looking at the placement of these uses.

Residential uses associated with agricultural production should continue to be supported; however they should be subordinate to agricultural production. These residential uses shall require a means of access through the continuation of paved county roads, public facilities and services.

River and wetland protection and maintenance are critical to protecting and preserving the wildlife and water quality in the county. Confined livestock feeding and development of commercial or industrial uses in these environmentally sensitive areas should be closely monitored, if not prohibited, to decrease the risk of contaminating surface water and wetland areas.

Transitional Agricultural areas typically designate a buffer between the Agricultural, Rural Estates, major transportation corridors, and the extraterritorial jurisdictions of the communities within Linn County. However, as areas are rezoned, both the TA-Transitional Agriculture and the Residential Estates districts may be considered appropriate designations for this land use category; depending upon how the County Land Use Management Policy (CLUMP) has been adopted. It also recognizes an area that may be next in line to be developed within the rural areas of the County.

Transitional Agricultural areas are intended to protect existing crop production in the County; while providing an incentive area for more dense residential uses, as opposed to the Agricultural Use areas. Incentives for denser residential development are critical, especially along major transportation corridors that have paved roadways. These paved transportation corridors should be the highest priority areas for residential uses within an agriculturally related district.

Non-Farm Residential Development within Agricultural Districts

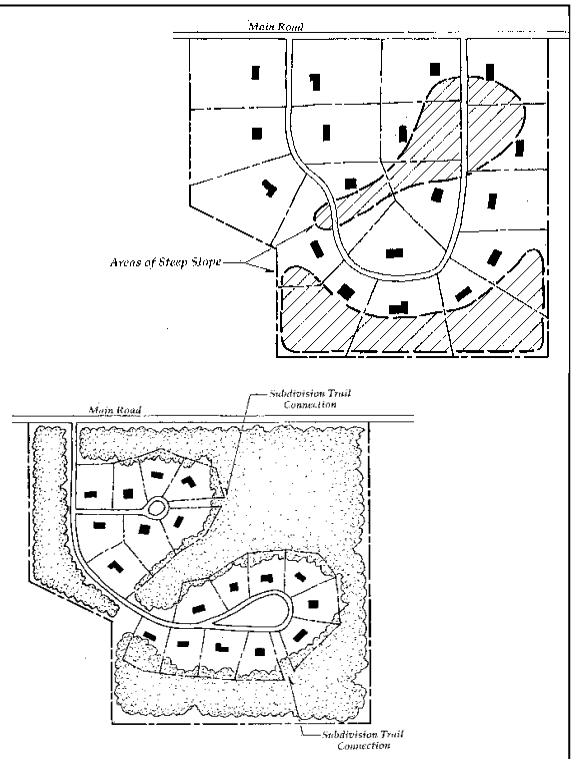
Development of non-farm residences should be encouraged as an approach to economic and population growth. In addition, these uses provide additional residential choices for existing and future citizens. However, such development should avoid encroachment upon prime agricultural lands. These uses should be located in areas where proper access is available and where waste disposal systems can function properly without environmental degradation. In addition, non-farm residential development, in some portions of Linn County must address the lack of groundwater. This type of development should also be in close proximity to existing communities to alleviate County costs on infrastructure and services.

Non-farm rural residential uses should be developed either as individual housing sites or as residential subdivisions. Such development should be evaluated in terms of environmental limitations of the land, availability of groundwater, impact on adjacent landowners, impact on prime farmland, marketability, and land use compatibility, as well as the impact on County services. Such uses, whether they occur as individual housing sites or as residential subdivisions in the rural areas of the County, should generally be limited to locations on or near improved county roads and/or major highways within the Linn County. Non-farm rural residential development should also be located along the County road corridors which are in close proximity to the urban areas within the County (development in such areas, in most cases, would not be under the jurisdiction of the County). Policies regarding non-farm rural development will allow the County to avoid the need for unnecessary improvements and expansion of the County road system, as well as, certain services impacted by said development.

The following are the minimum lot standards for farm dwellings and non-farm dwellings within the Agricultural and Transitional Agricultural Districts.

Minimum Lot sizes in the Agricultural Land Use District will be 20 acres as a permitted use or five to 19 acres requires a Conditional Use Permit. In addition, there is a maximum density of one dwelling unit per 40 acres of ground or four dwelling units per quarter section. Whenever possible the clustering of these units is encouraged.

Minimum Lot sizes in the Transitional Agricultural Land Use District will be 10 acres as a permitted use or five to nine acres requires a Conditional Use Permit. In addition, there is a maximum density of one dwelling unit per 20 acres of ground or eight dwelling units per quarter section. Whenever possible the clustering of these units is encouraged.



An example of a Cluster Subdivision with the typical approach above.
Source: Randall Arendt

Once a quarter Section of ground has reached its maximum density, that quarter will not be allowed any additional dwelling units unless the Future Land Use Plan and/or Map are amended, as well as the Zoning District in which the property sits and the Official Zoning Map. The basis for a policy controlling the maximum density of dwelling units within the Agricultural and Transitional Agricultural District is to provide protection to the existing land use, agriculture. In order for agriculture to survive as a viable economic base for Linn County, there need to be land use controls in place to accomplish the goal.

Example of Residential Estates

Residential Estates is a category that is centered on residential subdivisions of one acre to five acres per lot. The Residential Estates district is designed to be more densely populated than other residential areas of the county, outside of the communities.

The Residential Estates category, as policy, will require a number of key datum and/or design standards. These data and design standards include the following:

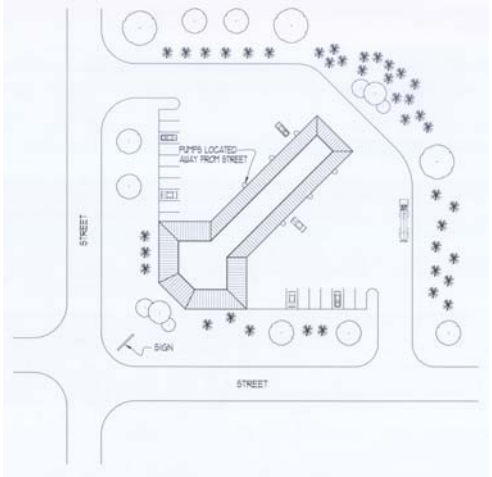
- A Traffic Study is completed by the County that will cover traffic control, turn lanes, and limited access points, all associated costs will be assessed to the developer.
- Clustering of lots is recommended.
- A completed Drainage Study completed by the developer.

- Green Space equal to 10 percent of the land within the subdivision excluding roads and road rights-of-way. The green space will be owned by the residents and is to include views, trees, and preserve areas.
- Connections to a public water system or a development owned and operated centralized water system will be required based upon the location of the development and its relationship to existing water services.
- All internal roads shall be easement roads with a perpetual easement granted to the general public.
- Adjacent maintained County Roads shall be dedicated to the general public.
- Future access to adjacent developable land should be considered into the layout.
- All County Roads along and adjacent to the development should be hard surfaced from boundary line to boundary line of the subdivision, and
- Other factors and conditions that can be found in either the Zoning Regulations or the Subdivision Regulations of Linn County.

Commercial and Industrial Uses

Future commercial and industrial uses, not desiring to locate within or near the urban areas of Linn County, may be allowed to locate in the rural portions of the County. However, the location of these uses should be reviewed carefully. Uses that generate or attract substantial amounts of vehicular traffic, particularly heavy truck traffic, should locate along the major highway corridors in the County, including the interchanges along US Highway 69.

In addition, uses producing potentially hazardous materials or otherwise undesirable materials should be monitored. It is critical to properly locate such uses in the County. When and if they are proposed, limits on the potential risks to the environment, as well as, adjoining or nearby property owners should be considered in order to minimize the impacts now and in the future.



An example where the gasoline pumps are in the rear of the site and screened from the street

Public including Recreational Development

The Public Use areas on the Future Land Use Plan are identified as the existing park and recreation area, existing wildlife areas, and other existing public uses located within Linn County. It is assumed that other public uses associated with the cities, county, state, or federal entities will either be in the communities or within their extraterritorial jurisdictions.

Future recreational use throughout the County should be actively pursued. It is important to add to the existing inventory of recreational uses. Furthermore, the creation of additional recreational areas should only increase the overall "image" of the County. These policies will aid in the enhancement of the quality of life for the citizens of Linn County. These policies will aid in developing tourism opportunities within Linn County.

Development of, as well as, improvements upon the recreational areas within the County should be an active land use goal throughout the planning period. It is important, however, to acknowledge the need to attract people, both local citizens and citizens from outside the County, to such recreational areas. Development of recreational uses should take into consideration the need for proper access to these areas, as well as, proper advertisement to ensure proper utilization.

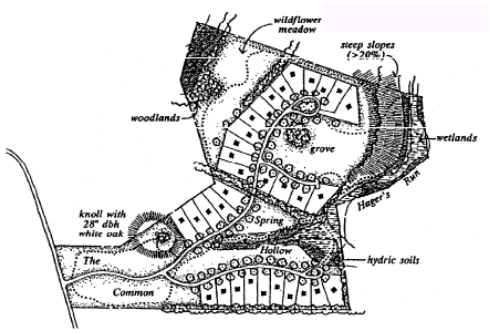
Village Development

The Village Development Land Use District is intended for areas of Linn County that were once an incorporated community or had a strong settlement pattern without being an incorporated community; as well as the existing lakeside residential areas within the County. In each of these areas, a pattern of urban scale development has taken place, and should be recognized.

Watershed Overlay

The Watershed Overlay is considered an overlay land use district. The area has been established based upon the special make-up of the area where Water District #13 has established a reservoir in the southwest part of the County. Because of the desire to provide additional protection against environmental degradation in this area, especially as more development occurs within the County, the overlay was created to help protect against the potentially high concentrations of development with the watershed overlay area. This will become particularly important during the planning period as the demand for additional water sources increases.

The overlay should create special development criteria that will need to be met in order to build. These criteria will also impact the underlying land use districts and their policies. The policies of the underlying land use districts will become more restrictive and protective of this natural resource within the overlay.



An example of a Conservation Subdivision
Source: Randall Arendt, Natural Lands Trust, 1994.

These criteria should include at a minimum:

- Increased lot areas,
- Stricter density requirements,
- Special requirements for xeriscaping,
- Performance based development standards,
- Developments designed as a cluster,
- Limitation of Confined Feeding Operations, even in Agricultural districts,
- Subdivisions of three lots or more may be required to construct a community water system to serve the subdivision,
- May be required to connect into a public water system when available,
- Limitations on construction where slopes are greater than 10%,
- Special requirements for testing groundwater capacity and impact, and
- Other requirements as deemed appropriate.

FIGURE 25: FUTURE LAND USE

LAND USE SUMMARY

Utilization of the Future Land Use Plan as a guide for future land development within Linn County will result in the protection of existing land uses throughout the County's jurisdiction, as well as protection of the citizens residing in or near the communities of the County. Adherence to the land use policies outlined will assist the County in avoiding conflicts between incompatible land uses. The concept of lessening the future impact upon the public infrastructure (roads) and tax base in the County will assist in preserving vital tax dollars and allowing for fiscally responsible developments in the County for years to come.

The Future Land Use Plan represents a generalized "County-wide" view of where future development should be. It is important to utilize the graphic data provided in the Environmental Chapter of this Plan (Figure 5 through Figure 21) and the CLUMP policies and map in conjunction with the Future Land Use Plan Map, in order to properly locate future uses. Furthermore, the need for on-site investigation will be necessary, especially when larger land use developments are scheduled for the rural areas of the County.

The information provided within this Comprehensive Plan, including the Future Land Use Plan Map, is meant to be a guide for the future development of the County, not a static document that serves to hinder development within the County. It is important, however, that references be made to the information provided within this document prior to making decisions about future land uses in Linn County, Kansas.

FUTURE TRANSPORTATION SYSTEM PLAN

Introduction

Transportation networks tie communities together as well as providing a link to the outside world. Adequate circulation systems are essential for the safe and efficient flow of vehicles and pedestrians, and accessibility to all parts of the county. The Transportation Plan will identify future improvements planned and those necessary to provide safe and efficient circulation of vehicles within Linn County, including major projects that ensure implementation of the Land Use Plan.

Transportation Planning and Land Use

Land use and transportation create the pattern for future development. An improved or new transportation route generates a greater level of accessibility and determines how adjacent land may be utilized in the future. In the short term, land use shapes the demand for transportation. However, new or improved roads, as well as, county and state highways may change land values, thus altering the intensity of which land is utilized.

In general, the greater the transportation needs of a particular land use, the greater its preference for a site near major transportation facilities. Commercial activities are most sensitive to accessibility since their survival often depends upon the ease potential buyers can travel to this location. Thus, commercial land uses are generally located near the center of their market area along highways or at the intersection of arterial streets.

Industrial uses are also highly dependent on transportation access, but in a different way. For example, visibility is not as critical for an industry as it is for a retail store. Industrial uses often need access to more specialized transportation facilities, which is why industrial sites tend to be located near railroad lines or highways to suit individual industrial uses.

Transportation Financing Issues

The primary sources of information utilized in the maintenance and development of the transportation and circulation system are the County's Five-year Federal Aid Construction Program, KDOT's Transportation Revolving Fund, and KDOT's Comprehensive Transportation Program. These state and local improvement plans should only be viewed as a planning tool, which are subject to change depending on financing capabilities of the governmental unit.

The County's Five-year Federal Aid Construction Program is the County's portion of the Statewide Transportation Improvement Program (STIP). It consists of the County's prioritized road or bridge construction projects, the total federal aid cost of which come from the estimated federal funding available to that County.

Linn County's Capital Improvement Plan

Linn County's Capital Improvement Plan is a vital tool that must be used concurrently with the comprehensive development plan. The transportation needs identified in the plan must be listed within the Five Year Plan making these needs reality. Specific details on these projects listed on the Capital Improvement Plan are filed with the county. It is recommended that this element of the Comprehensive Plan is revisited every year as the Capital Improvement Plan is revised. Changes to either document should occur concurrently and be reviewed by the planning commission.

Potential Kansas Department of Transportation Improvements

Linn County currently has eight projects listed on the project information portal as ongoing with KDOT. The US Highway 69 four lane expansion project running south from Miami County through Linn County has seven projects associated with it. One other project listed includes construction of a safety rest area off of US Highway 69.

Linn County's Proposed Improvements

General Development

Proposed county improvements can be seen on the future transportation map, Figure 26. These general improvements include geometric improvements, safety improvements, and increase traffic signals/traffic control improvements.

Five areas on the future transportation map have been identified for a geometric improvement. These include widening the north most four miles of Gireau road, raising a four mile stretch of East 2200 Road west of La Cygne to reduce flooding potential, increased access to the expressway east of Linn Valley, and improvements to sharp curves on Road 1077 one mile north and one mile south of Centerville.

Three areas have been identified for safety improvements on major intersections. These include the intersection of West 2100 Road and Gireau Road two miles east of Parker; West 2100 Road and Jackson Road five miles east of Paker; and East 2200 Road and Ullery Road one mile south of Linn Valley.

Three areas in the county were identified as needing improvement in signalization or increase traffic control. There areas include the intersection of US Highway 69 and East 2200 Road one mile south and one mile east of Linn Valley. Another area is the intersection of US Highway 69 and East 850 Road one mile south of Pleasanton.

In addition to these proposed improvements, Linn County should consider establishing an impact fee for future rural developments to pay the cost of new roads, road improvements, or changes in transportation needs as a result of new developments.

Five Year Construction Plan for Road and Bridge

The Kansas Department of Transportation (KDOT) allocates some of the federal highway funding that Linn County receives for local transportation projects. Each local jurisdiction must first develop a five year construction plan and submit it to KDOT prior to receiving its share of federal funding. Currently, each county is eligible for $140,000 per year in funding for completion of these projects that meet the criteria of KDOT and the Federal Highway Administration. The KDOT funds will be eligible for bridge improvement or replacement of qualifying roads. Linn County has identified five bridges to be placed on its five year plan. These include bridge numbers 43 and 44 (on rural secondary roads) located south of Goodrich on Road 1077 just north and south of West 1800 Road. The three bridges located on off-system roads identified on the five year plan include bridge 2 at West 2200 Road and Farlan Road; bridge 8 located between La Cygne and Linn Valley near Sadler Road and East 2250 Road; and bridge 40 northwest of Pleasanton on Saddler Road and 1150 Road. Overall within Linn County, as of 2005, there are two bridges located on rural secondary roads with a structural rating below 50, and 11 bridges located on off-system roads with a structural rating less than 50.

Corridor Development

Future corridor development of the county will include the continued upgrade of Kansas State Highway 69 from a two-lane highway to a four-lane expressway. The upgrade of this roadway is needed to meet the ever-increasing demands from commuter traffic traveling on this highway into the Kansas City metro area.

Trail Development

A limited amount of trail development has occurred in the past in Linn County. This may continue throughout the county and including the communities if partnerships are created. Trail development can be used as an economic tool for the county as well as the communities within the county. If utilized the county could see a return on its investment.

One other long-term potential transportation improvement to move Linn County residents and commuters through the Kansas State Highway 69 corridor includes the potential construction of a light rail system.

FIGURE 26: FUTURE TRANSPORTATION PLAN

IMPLEMENT LINN COUNTY

ACHIEVING LINN COUNTY'S FUTURE

Successful community plans have the same key ingredients: "2% inspiration and 98% perspiration." This section of the plan contains the inspiration of the many county officials and residents who have participated in the planning process. However, the ultimate success of this plan remains in the dedication offered by each and every resident.

There are numerous goals and objectives in this plan. We recommend reviewing the relevant goals during planning and budget setting sessions. However, we also recommend the County select three elements of the plan for immediate action; the goals of highest priority. This is the Action Plan.

Successful community plans have the same key ingredients: consensus, ideas, hard work, and the application of each of these things to solve community problems. This section of the plan contains the inspiration of the many County officials and residents who have participated in the planning process. Nevertheless, the ultimate success of this plan remains in the dedication offered by each and every resident.

There are numerous goals and objectives in this plan. We recommend reviewing the relevant goals during planning and budget setting sessions. However, we also recommend that Linn County select elements of the plan for immediate action; the goals of highest priority. This is the Action Plan.

With this in mind, the Action Agenda for Linn County, which is the combination of numerous strategies for implementing the Comprehensive Plan, is based on the following:

- Goals and Objectives
- Growth Policies
- Land Use Policies
- Support programs for the above items

It will be critical to earmark the specific funds to be used and the individuals primarily responsible for implementing the goals and policies in Linn County.

SUPPORT PROGRAMS FOR ACTION AGENDA

Four programs will play a vital role in the success of Linn County's plan. These programs are:

1. **Capital Improvements Financing**--an annual predictable investment plan, divided into six functional classifications (Transportation, Water, Sewer, Parks and Recreation, Public Safety and Public Facilities) using a six-year planning horizon to schedule and fund projects integral to the plan's implementation. Combined with the Comprehensive Plan, these two documents serve as the basis of the County's Financial Plan regarding future projects and development.
2. **Zoning Regulations**--updated land use districts allow the County to provide direction for future growth. Zoning regulations govern the use of land and establish standards of size and intensity of enhancements upon the land.
3. **Subdivision Regulations**--establish criteria for dividing land into building areas, utility easements, and streets. Implementing the Transportation Plan is a primary function of subdivision regulations. These regulations govern the

division of a parcel of land into more than one parcel. Subdivision approval is required where the smallest platted parcel created is 10 acres or less.

4. **Plan Maintenance**--an annual and five-year review program will allow the County flexibility in responding to growth and a continuous program of maintaining the plan's viability. Reviewing the plan allows the County to deal with unanticipated opportunities, reprioritizing goals and policies and balancing the County's needs of development and conservation in an efficient manner.

COMPREHENSIVE DEVELOPMENT PLAN MAINTENANCE

Since planning is a process that occurs over many years, proper implementation of a Comprehensive Development Plan includes both maintenance and review of the plan. This requires Linn County to periodically identify and address new concerns, and amend the Plan accordingly. The review process should occur regularly, but not necessarily frequently. As a general rule, there should be a brief review done on an annual basis, and a comprehensive review done every twenty years.

Comprehensive Review of the Plan

Assuming the annual reviews have caught any large problems that have arisen, a comprehensive review should be undertaken every twenty years or so, depending upon the sustained usefulness of the Plan. This review should include public review and comment, as well as discussions addressing specific areas that need to be re-worked. The result of this review should be a new Comprehensive Development Plan.

Annual Review of the Plan

A relevant, up to date plan is critical to the on-going planning success. To maintain both public and private sector confidence; evaluate the effectiveness of planning activities; and, most importantly, make mid-plan corrections on the use of community resources, the plan must be current. The annual review can accomplish these goals. This review should be brief, and should identify and address glaring problems or concerns that have arisen since that last review. The idea is not to overhaul the Plan, but merely tweak it to make it work better in any area that needs it. Typically, this review occurs during the month of January.

Plan Amendment

After adoption of the Comprehensive Development Plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. At the beginning of each year a report should be prepared by the Planning Commission, which provides information and recommendations on:

- Whether the plan is current in respect to population and economic changes; and
- The recommended policies are still valid for the County and its long-term growth.

The Planning Commission should hold a public hearing on this report in order to:

- Provide citizens or developers with an opportunity to present possible changes to the plan,
- Identify any changes in the status of projects called for in the plan, and
- Bring forth any issues, or identify any changes in conditions, which may impact the validity of the plan.

If the Planning Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the Comprehensive Development Plan, they should recommend changes or further

study of those changes. This process may lead to identification of amendments to the Comprehensive Development Plan and would be processed pursuant to proper amendment procedures.

Plan Amendment Procedures

It is anticipated that each year individuals and groups may come forward with proposals to amend the Comprehensive Development Plan. We would recommend that those proposals be compiled and reviewed once a year at the Annual Review. By reviewing all proposed amendments at one time, the effects of each proposal can be evaluated for impacts on other proposals and all proposals can be reviewed for their net impact on the Comprehensive Development Plan.

UNANTICIPATED OPPORTUNITY

If major new, innovative development opportunities arise which impact several elements of the plan and which are determined to be of importance, a plan amendment may by proposed and considered separate from the Annual Review and other proposed Comprehensive Development Plan amendments. The Zoning Administrator should compile a list of the proposed amendments received during the previous year; prepare a report providing applicable information for each proposal, and recommend action on the proposed amendments. The Comprehensive Development Plan amendment process should adhere to the adoption process specified by Kansas law and provide for the organized participation and involvement of citizens.

METHODS FOR EVALUATING PROPOSALS

The interpretation of the Comprehensive Development Plan should be composed of a continuous and related series of analyses, with references to the goals and policies, the land use plan, and specific land use policies. Moreover, when considering specific proposed developments, interpretation of the Comprehensive Development Plan should include a thorough review of all sections of the Comprehensive Development Plan.

If a development proposal is not in conformance or consistent with the policies developed in the Comprehensive Development Plan, serious consideration should be given to making modifications to the proposal or the following criteria should be used to determine if a Comprehensive Development Plan amendment would be justified:

- The character of the adjacent neighborhood.
- The zoning and uses on nearby properties.
- The suitability of the property for the uses allowed under the current zoning designation.
- The type and extent of positive or detrimental impact that may affect adjacent.
- Properties, or the community at large, if the request is approved.
- The impact of the proposal on public utilities and facilities.
- The length of time that the subject and adjacent properties have been utilized for.
- Their current uses.
- The benefits of the proposal to the public health, safety, and welfare compared to.
- The hardship imposed on the applicant if the request is not approved.
- Comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and policies.
- Consideration of professional staff recommendations.

PLAN FINANCING

To accomplish the tasks proposed in the Comprehensive Plan Linn County will need to develop partnerships with a number of individuals, corporations, and other jurisdictions to provide financing and avenues to address issues and fund development projects. A summary of potential sources and development partners is provided in the following paragraphs. Although it is by no means exhaustive, it allows the County to begin the process of securing funding for projects and creating necessary partnerships in order to facilitate community development.

Banks

In the past, many banks collected savings from distressed areas, but then refused to lend those dollars back. The Community Reinvestment Act (CRA) addresses past lending practices that did not support lending in depressed neighborhoods. Enforced by four federal agencies that track the geographic distribution of each bank's loans, the CRA applies to all large lending institutions.

Under the CRA, financial institutions are obligated to serve the public, specifically low- and moderate-income neighborhoods. Banks are encouraged to apply flexible underwriting standards for loans that benefit economically disadvantaged areas or individuals. Working in tandem with the CRA is the Home Mortgage Disclosure Act (HMDA), which addressed the problem of conventional lenders denying credit to certain neighborhoods or areas. The HMDA requires lending institutions to document and reveal the geographic location of their home mortgages.

Also, Bank Community Development Corporations (CDCs) are specific example of how banks can contribute to economic revitalization. Bank CDCs can be for-profit or non-profit subsidiary organizations funded by banks, bank holding companies, and/or federal savings associations under special regulations that encourage such investments in local community and economic development projects. Banks CDCs may make equity or debt investments in local businesses, or real estate investment projects that directly benefit low- and moderate-income groups. Unlike banks or bank holding companies, bank CDCs can also purchase, construct, or rehabilitate property.

A neighborhood or area can establish a bank CDC by working with one or more local banks, the Federal Reserve, the Comptroller, and its respective state financial institution regulators. They must be approved by the Federal Reserve and the Office of the Comptroller of the Currency. Bank CDCs have more freedom to participate in and provide guidance to commercial lending activities in their community than do regular banks. Therefore, small businesses located in distressed areas have a good opportunity to approach a local Bank CDC for further lending options.

Peer Group Lending

Individual entrepreneurs are frequently denied loans because banks believe they lack sufficient collateral or that the entrepreneur will be unable to repay the loan. Peer-group lending collects collateral and spreads the risk among a group of entrepreneurs, increasing an entrepreneur's chances of obtaining a loan.

Peer groups are composed of entrepreneurs gathered together by neighborhood groups, non-profits, or banks. The availability of a loan is dependent on the repayment schedule of others in the group. Since group members are dependent on the success of their peers, they work together to support each other. Most loans are based on character

rather than collateral. Members alert each other to business opportunities and critically look at other member's business plans.

Small Business Investment Companies

Small Business Investment Companies (SBICs) provide another opportunity to secure venture capital. They are privately owned and managed investment firms that use their own capital, plus funds borrowed at favorable rates with an SBA guarantee, to make **venture capital investments** in small businesses, start-ups, and growth situations. SBICs are primarily for-profit organizations that provide equity capital, long-term loans, debt-equity investments, and management assistance to qualifying small businesses.

With few exceptions, there are no restrictions on the ownership of SBICs. An SBIC can be formed by virtually anyone with venture capital expertise and capital. By law, SBICs can be organized in any state as either a corporation or a limited partnership. Most SBICs are owned by small groups of local investors, although some are owned by commercial banks.

There are two types of SBICs: regular SBICs and Specialized SBICs (SSBICs), or 301(d) SBICs. SSBICs invest in small businesses owned by socially or economically disadvantaged persons, such as minorities.

SBICs obtain financing through equity capital, public stock sales, government leverage, debt security issues, and loans. In return, SBICs finance small business concerns. As financier, the SBIC has a variety of options. Long-term loans to small business concerns provide funds needed for sound financing, growth, modernization, and expansion. These loans may be provided independently or in cooperation with other public or private lenders and have a maturity of no more than 20 years. In the interest of the small business concerns, the SBA regulates the cost of money on SBIC loans and debt securities issued.

To become a licensed SBIC, an organization must bring to the table a minimum of $5-10 million in private capital ($5 million for SBIC using debenture, $5 million for Specialized SBICs and $10 million for SBIC using Participating Securities). Specialized SBICs (SSBIC) invest in businesses owned by socially and economically disadvantaged entrepreneurs, whereas SBICs can invest in any type of business. They are sometimes known as 301(d) SBICs. SSBICs that work with disadvantaged entrepreneurs, primarily members of minority groups, are often referred to as Minority Enterprise SBICs or MESBICs.

In order to leverage private sector money, the potential SBIC must reach out to private investors who understand the SBIC program and meet the SBA's operation requirements. Once this private capital has been raised, additional funds from the sale of SBA-guaranteed securities can be added, with approval by the SBA after a rigorous credit evaluation. Each SBIC is regularly assessed by the SBA to make sure the organization is doing well.

General information on SBICs:

- **Finance Limit:** As with most local entities, SBICs vary across the country and establish different limits on the types of investments they make.

- **Investment Policy:** SBICs make equity investments and loans. Some offices may prefer to do one over the other.
- **Type of business:** The preferential type of industry that an SBIC will support depends on the individual management of each SBIC.
- **Location:** Although SBICs, as do venture capitalists, prefer to invest in businesses close to their offices, SBICs will fund viable small business projects anywhere nationally if they believe in the company.
- **Qualifications:** A business must have a net worth under $18 million and an average after-tax earning of less than $6 million in the past two years to be eligible for SBIC funding.

Community Development Financial Institutions

The federal government also supports Community Development Financial Institutions (CDFIs), which promote community economic development in areas lacking financial access. CDFIs can be banks, credit unions, loan funds, and venture capital funds that make grants, loans, and other investments in both community groups and small businesses in certain neighborhood areas. The three types of CDFIs are:

- **Community Development Banks** are federally insured and regulated depository institutions structured and regulated like normal banks with a primary mission to serve low-income communities. Community development banks include South Shore Bank in Chicago, IL and Elk Horn Bank in Arkadelphia, AR.
- **Community Development Credit Unions (CDCUs)** are financial cooperatives owned and operated by low-income people to serve member needs. CDCUs can make low interest loans for small business creation and expansion. For the initial fund start-up, CDCUs rely on outside groups interested in making social purpose investments. There are approximately 300 CDCUs serving 40 states.
- **Community Development Loan Funds** aggregate capital and contributions from socially conscious banks, investors, and foundations to provide equity, bridge loans, or low-market financing for affordable housing, small businesses, or neighborhood economic development in distressed communities.

A CDFI is eligible for federal financial support, technical assistance, and training if it:

- Has a primary mission to promote community development.
- Serves an "investment area" determined by demographic criteria or a "targeted population" that is low income or lacking access to loans or equity investments.
- Provides development services in conjunction with equity investments or loans.
- Maintains accountability to area residents or targeted population through representatives on its governing board.

Venture Capital

Venture capital refers to equity investments in businesses with the hope that they will grow and become profitable. Although risky, equity investments can lead to enormous payoffs when the companies invested in are extremely successful. The prosperity of many of today's corporate giants can be directly linked to the venture capital investments they received when they were infant businesses. Recognizing this, neighborhood groups can encourage the use of venture capital as an option for financing small businesses and projects in their communities. Two effective ways of increasing the venture capital available to local businesses is to 1) coordinate databases that assist in matching up potential investors with businesses, and 2) promote the area to specific venture capital firms.

Foundations

Foundations with objectives similar to those of a neighborhood group or project can be approached for funds. A foundation is likely to fund planning studies, management or technical programs, rather than construction, maintenance or operations.

Small Business Administration (SBA)

Small businesses that meet SBA size standards and program requirements can apply for SBA guaranteed loans through participating lenders. Although administered through a participating bank, loans are federally guaranteed so that if the small business does not do well, the bank is not at risk. These loans are intended to assist businesses not successful in obtaining funds through commercial lenders, and decrease the lending risk to banks.

SBA Credit Requirements

To qualify for SBA lending programs, a small business must meet specific program requirements and the SBA size standards for that particular industry. Some credit and collateral requirements may apply. The SBA size requirements are as follows:

- **Manufacturing:** Maximum number of employees ranges from 500 to 1,500, depending on the type of industry.
- **Wholesaling:** Number of employees may not exceed 100.
- **Retail and Services:** Average annual receipts of the last three years may not exceed $3.5 to $17 million, varying by industry.
- **Construction:** Average annual receipts of the last three years cannot exceed $7 to $17 million, depending on industry classification.

Personal guarantees are required from all principal owners and from the CEO of the business. Liens on personal assets of the principals may be required. It should be noted that while SBA offices across the country have the same policies and regulations, there are regional differences in loan packages. Contact the SBA at (800) 827-5722 for specifics in your area.

To receive an SBA loan, the **applicant must:**

- Be of good character.
- Demonstrate sufficient management expertise and commitment to running a successful operation.
- Have sufficient funds, including the SBA guaranteed loan, to operate the business on a sound financial basis.

Documents required by the SBA include:

- Current balance sheet (start-up businesses must prepare an estimated balance sheet and state the amount that the principals have invested in the business).
- Profit and loss statement for the current period and for the most recent three fiscal years, if available (start-ups must prepare a detailed projection of earnings for at least the first year of operation).
- Current fiscal financial statement for all principals/stockholders who own 20 percent or more of the business.
- A detailed list of collateral and its estimated present value.
- A completed loan package. Provided by banks, these packages give insight on the applicant and the business.
- A statement of the amount of the loan request and the purpose for which the funds are to be used.

SBA 7(a) Program

The 7(a) loan program is the SBA's general business loan program. The SBA is authorized to guarantee between 75 percent and 80 percent of a loan, up to a maximum of $750,000, for small businesses that cannot obtain financing on

reasonable terms through normal lending opportunities. This includes acquisition of real estate, business expansion, machinery and equipment purchases, furniture and fixture purchases, working capital, and inventory purchases.

A major advantage of the 7(a) loan program, over a straight commercial loan from a private lender, is the typically extended repayment term. Working capital loans can have maturities of up to ten years, while 25 year maturities are available to finance fixed assets such as the purchase of real estates. Interest rates are negotiated between the borrower and the lending institution, subject to SBA maximums, and cannot exceed the prime rate plus 2.75 percent.

SBA 504 Program

The SBA 504 loan program, administered by SBA Certified Development Companies (504 CDCs), provides long-term, fixed rate capital to small businesses to acquire real estate, machinery and equipment for business expansion or facility modernization. The loans cannot be used for working capital purposes or to refinance existing debt, except to replace funds spent on the project in anticipation of the loan. The minimum debenture SBA 504 project amount is $125,000. The SBA's share of the loan cannot exceed $750,000 or 40 percent of the total project cost, whichever is less.

The 504 program requires that funds are provided by three sources:

1. The business needs to find a conventional lender to provide a first-mortgage type loan for approximately 50 percent of the funds at a normal lending rate.
2. A minimum of 10 percent of the funds is provided by the borrower.
3. The remainder is provided by a Certified Development Company (CDC) through debenture bond sales. The CDC will sell debentures in the private market that are guaranteed by the SBA. These debentures pay a below market rate of interest twice annually. The maximum SBA debenture is $1 million. These debenture bonds are popular even at the lower rate of interest because the bond is completely guaranteed in the full faith and credit of the U.S. Government.

The business is required to pay the bi-annual interest on the debenture to the holder of the note, in addition to the normal payments to the lender for the loan that covered 50 percent of the financing. The bank is protected by a deed of trust or lien on the property having an appraised value great enough to support 100 percent of the loan.

Community Development Corporations 504 Loan Lender

A Community Development Corporation loan lender (504 CDC) provides financial assistance on participation with SBA under Title V of the Small Business Investment Act. A CDC may also aid a small business in obtaining other assistance from SBA by preparing loan applications, facilitating management and procurement assistance, and obtaining assistance from other government and non-government programs. CDCs are encouraged to organize resources for the economic benefit of small business in a fashion that will produce community economic development.

All SBA 504 loans must originate with and be administered by a 504 CDC loan lender. Businesses can go directly to a participating CDC to apply for the loan. The CDCs generally will approach banks with qualified borrowers but banks may identify potential candidates for these loans, advice them about the 504 program, assist them in contacting a CDC in their community, and arrange to meet with the CDC. Similarly, the SBA District Office can advice small businesses about this process and supply them with names of CDCs in the area. In order for an organization to be a CDC, it must be certified by the SBA.

The SBA's microloan program is designed to support existing financial assistance opportunities for microenterprises, particularly those in low-income or rural areas. The program seeks to provide credit or enhancement to motivate local lending institutions to extend funding to firms that are in certain industries (i.e., service or retail), are young, and/or are small. This is a "direct loan" options, should there be extraordinary loan requests that cannot be funded through private sector participation or other funds. The scope of the MicroBusiness Loan Program relies on the following concepts:

- A Direct Loan provision (lender of last resort) to accommodate loan requests that cannot be reasonably funded by the private sector.
- The MicroBusiness Loan Program is being initiated to address a large credit gap in the capital which is made available to small businesses. It is not a borrowers incentive or subsidy program.
- Although established to serve targeted business, the program is flexible enough to expanded, when fiscally practical, to meet the requests of a variety of businesses.

Traditionally small entrepreneurs suffer from a lack of capital. The approach of this program is to bring microbusinesses into the broad and diverse capital resources which are typically accessible to their mainstream competition. Thus the goals are to:

- Improve access to business credit by targeted small-scale businesses, including minority and women owned enterprises.
- Increase the success of businesses in the region.
- Motivate micro businesses in the region.
- Encourage local banks to provide credit to small firms.
- Leverage public money through private sector involvement.

In order to reach the goals described above, there are essentially three services, which are available to microbusinesses:

- Assistance in locating and developing receptive financing sources, in preparation and submission of financing packages, and in loan negotiations and closing.
- Assistance in **leveraging** capital resources for the purpose of directing and using these resources to the benefit of micro enterprises.
- The program, also, actively looks for merger, acquisition, and joint venture opportunities. In addition, it pursues such business growth opportunities for minority and women owned businesses.

Micro-loan Demonstration Program

Through the Micro-loan Demonstration Program the SBA makes loans to private, non-profit, and quasi-governmental organizations who will make **short-term, fixed interest rate micro-loans** (up to $25,000) to start-up, newly established, and growing small business concerns. Funds are then provided with marketing, management, and technical assistance. The program helps women, low-income, and minority entrepreneurs who lack credit.

SBA grants are also made to non-intermediary lender non-profits to provide marketing, management, and technical assistance to low-income individuals seeking, with or without loan guarantees or private sector financing for their businesses.

Micro-loans can be used to purchase machinery and equipment, furniture and fixtures, inventory, supplies, and working capital. This is not part of the 7(a) program and funds cannot be used to retire existing debt. Loans must be repaid on the shortest term possible, no more than six years, depending on the earnings of the business. Each organization has

individual collateral requirements; assets bought with the loan are automatically considered collateral. Personal business owners guarantees are also commonly required.

CAPLines

CAPLines is used by SBA to help small businesses meet short-term and cyclical **working-capital needs.** Most loans can be for any amount and the following purposes:

- Finance seasonal working-capital needs.
- Finance direct costs needed to perform construction, service, and supply contracts.
- Finance direct costs associated with commercial and residential building, construction without a firm commitment for purchase.
- Finance operating capital by obtaining advances against existing inventory and accounts receivable.
- Consolidate short-tern debt.

Fixed or variable interest rates are negotiated between the lender and borrower, and have a maturity of up to five years. The five short-term CAPLines programs are:

- **Seasonal Line:** revolving or non-revolving, it advances funds against anticipated inventory and accounts receivable for peak seasons and sales fluctuations.
- **Contract Line:** either revolving or non-revolving, it finances direct labor and materials costs associated with a performing assignable contract(s).
- **Builders Line:** either revolving or non-revolving, it helps small contractors and builder in finance direct labor and materials costs. The project if the collateral.
- **Standard Asset-Based Line:** provides finances for cyclical, growth, recurring, and/or short-term needs. Borrowers generate repayment by converting short-term assets into cash. Borrowers continually draw and repay as their cash cycle dictates. Businesses that provide credit to other firms generally use this; since loans require periodic servicing and monitoring of collateral, the lender may charge additional fees.
- **Small Asset-Based Line:** provides an asset-based revolving line of credit up to $200,000, and operates like the Standard Asset-Base Line, except stricter serving requirements are waived, provided the borrower can consistently provide full repayment from cash flow.

Low Documentation Loan Program (LowDoc)

LowDoc is one of the SBA's most popular programs because of its **one-page application** form and rapid turnaround time (two to three business days) for loans of up to $100,000. Borrowers must meet the lender's credit standards before applying for a LowDoc loan. Business start-ups and businesses with fewer than 100 employees and with average annual sales of less than $5 million over the past three years are eligible for LowDoc.

FA$TRAK

FA$TRAK makes loans of up to $100,000 available **without requiring lenders to use the SBA process**. Approved lenders use existing documentation and procedures to make and service loans, and the SBA guarantees up to 50 percent of the loan. Maturities are 5-7-years for working capital and up to 25 years for real estate or equipment.

Revolving Loan Funds (RLF's)

In economically distressed areas, RLF's are vitally important to revitalization and growth as they are designed to alleviate the high cost and short supply of capital by providing flexible loan terms to entrepreneurs and business owners. RLF's make capital accessible to those unable to obtain financing from banks or other financial institutions, filling a credit gap for many small businesses. The RLF board tries to make the loans as affordable as possible by providing below market interest rates and longer loan terms.

Long-tern economic growth strategies must include methods to replenish funds that have been dispersed for business development. RLFs' constantly enlarging money pool meets this economic development need. Since most states prohibit the use of local revenue for private business assistance, public financing of private economic development traditionally has been capitalized and recapitalized with federal and state monies. However with RLFs, federal funds can be used to leverage further private investments, sometimes producing loan pools with as large a ratio as five or six private dollars to each public dollar. Because of their involvement in RLFs, private investors often influence how RLF loans are made.

In addition to the programs listed above, the following programs should be utilized to assist in the implement the proposals listed in the Comprehensive Plan:

Community Services Block Grants

Transportation Equity Act for the 21st Century (TEA-21) programs:

- Transportation Community and System Preservation
- Transportation Enhancements
- Scenic, Historical, and Trails
- Road and Bridge Enhancements

U.S. Department of Commerce EDA programs:

- Public Works
- Economic Adjustment

U.S. Department of Housing and Urban Development programs:

- Assisted Living Conversion Program
- Brownfields Economic Development Initiative (BEDI)
- Community Development Block Grant (CDBG) Technical Assistance
- Community Development Work Study
- Community Housing Development Organizations (CHDO) Technical Assistance
- Continuum of Care Homeless Assistance/Supportive Housing Program
- Economic Development Initiative (EDI)
- Empowerment Zone/Enterprise Community Initiative
- Fair Housing Initiative Program (FHIP)
- Healthy Homes Initiative
- Hispanic Serving Institutions Assisting Communities
- HOME Technical Assistance
- Homeless Assistance Technical Assistance
- Homeless Innovative Project Funding Grants
- Homeownership Zones
- HOPE 3
- HOPE VI Demolition
- HOPE VI Revitalization
- Housing Choice Voucher Program
- Housing Opportunities for Persons With AIDS (HOPWA) Competitive
- Housing Opportunities for Persons with AIDS (HOPWA) Technical Assistance
- HUD Colonias Initiative (HCI) Grant (non-CDBG)
- Indian Community Development Block Grant (ICDBG)
- Intermediary Technical Assistance Grants (ITAG)
- Lead Hazard Control Program
- Lead Hazard Research
- Multifamily Housing Drug Elimination Grant Program
- Outreach Technical Assistance Grants (OTAG)
- Resident Opportunity and Self-Sufficiency Program (ROSS)
- Rural Housing and Economic Development
- Section 8 Housing Assistance Payments Program

Section 8 Moderate Rehabilitation for Single Room Occupancy Dwellings (Continuum of Care)
Self-Help Homeownership Opportunities Program (SHOP)
Shelter Plus Care (Continuum of Care)
Youthbuild

U.S. Department of Agriculture

Rural Development
Natural Resources Conservation Service

Environmental Protection Agency

Construction Grants Programs
Section 106 Water Pollution Control Program Grants
Indian Set-Aside Grants
Hardship Grants Program for Rural Communities
Water and Wastewater grants
Brownfields Initiative Grants

PUBLIC EDUCATION

Finally, broad public support and involvement is necessary to the development and use of practically any implementation policy or program. If adequate support is to be developed, a permanent program educating residents is necessary. People who understand the needs and ways of meeting those needs of the community must take the initiative to stimulate the interest and the understanding required to assure action is taken. The governing body of Linn County should strive to implement an active public participation process by creating an educational process on land use issues annually.

Some of the objectives of the comprehensive plan cannot be achieved unless the actions of two or more public agencies or private organizations can be coordinated. Frequently constraints prevent organizations from working with one another (i.e. financial resources, legal authority, restriction of joint uses of facilities, etc). Efforts should be made to bridge this gap with open communication, cooperation and the realization that the issue at hand could benefit the health, safety and general welfare of the residents of Linn County.

Plan Financing

The Implementation Plan is a reiteration of the Goals and Policies; however, the Goals and Policies have been prioritized by the importance to the community. This prioritization was undertaken during the comprehensive planning process with the Planning Commission and the Plan Review Committee. The information represents potential projects, which need to be addressed by the county and key participants (see Goals and Policies section).

COMPREHENSIVE PLAN MAINTENANCE

Annual Review of the Plan

A relevant, up to date plan is critical to the on-going planning success. To maintain both public and private sector confidence; evaluate the effectiveness of planning activities; and, most importantly, make mid-plan corrections on the use of community resources, the plan must be current. The annual review should occur during the month of January.

After adoption of the comprehensive plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. At the beginning of each year a report should be prepared by the Planning Commission, which provides information and recommendations on:

- whether the plan is current in respect to population and economic changes; and
- the recommended policies are still valid for the County and its long-term growth.

The Planning Commission should hold a public hearing on this report in order to:

1. Provide citizens or developers with an opportunity to present possible changes to the plan,
2. Identify any changes in the status of projects called for in the plan, and
3. Bring forth any issues, or identify any changes in conditions, which may impact the validity of the plan.

If the Planning Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the Comprehensive Plan, they should recommend changes or further study of those

changes. This process may lead to identification of amendments to the Comprehensive Plan and would be processed as per the procedures in the next section.

Plan Amendment Procedures

It is anticipated that each year individuals and groups may come forward with proposals to amend the Comprehensive Plan. We would recommend that those proposals be compiled and reviewed once a year at the Annual Review. By reviewing all proposed amendments at one time, the effects of each proposal can be evaluated for impacts on other proposals and all proposals can be reviewed for their net impact on the Comprehensive Plan.

UNANTICIPATED OPPORTUNITIES

If major new, innovative development opportunities arise which impact several elements of the plan and which are determined to be of importance, a plan amendment may by proposed and considered separate from the Annual Review and other proposed Comprehensive Plan amendments. The County Planner should compile a list of the proposed amendments received during the previous year; prepare a report providing applicable information for each proposal, and recommend action on the proposed amendments. The Comprehensive Plan amendment process should adhere to the adoption process specified by Kansas law and provide for the organized participation and involvement of citizens.

METHODS FOR EVALUATING DEVELOPMENT PROPOSALS

The interpretation of the Comprehensive Plan should be composed of a continuous and related series of analyses, with references to the goals and policies, the land use plan, and specific land use policies. Moreover, when considering specific proposed developments, interpretation of the Comprehensive Plan should include a thorough review of all sections of the Comprehensive Plan.

If a development proposal is not in conformance or consistent with the policies developed in the Comprehensive Plan, serious consideration should be given to making modifications to the proposal or the following criteria should be used to determine if a Comprehensive Plan amendment would be justified:

- the character of the adjacent neighborhood
- the zoning and uses on nearby properties
- the suitability of the property for the uses allowed under the current zoning designation
- the type and extent of positive or detrimental impact that may affect adjacent
- properties, or the community at large, if the request is approved
- the impact of the proposal on public utilities and facilities
- the length of time that the subject and adjacent properties have been utilized for their current uses
- the benefits of the proposal to the public health, safety, and welfare compared to
- the hardship imposed on the applicant if the request is not approved
- comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and policies
- consideration of county staff recommendations