

Linn County, Kansas

Comprehensive Plan Update



August 2022

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This plan would not have been made possible without the commitment, advice, and insights of the Citizens Advisory Committee members, who selflessly devoted their time to the development of this plan. We thank them for their dedication to this important project.

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Special thanks to all Linn County residents who participated in the community photo contest! Select submissions are included throughout the plan. Cover Photo Winner: David Fisher

A MESSAGE TO THE COMMUNITY

The Linn County Commissioners, Planning and Zoning Commissioners, and Comprehensive Plan Citizens Advisory Committee are pleased to present ideas, plans, and recommendations for the future of Linn County. This document incorporates input from many different sources, including the public, County and local government staff, and Steering Committee members, as well as technical analysis on a range of topics. The result is a collective set of recommendations for the future that will allow the County to continue to manage growth and change while retaining what makes it unique and special.

The 2022 Comprehensive Plan Update is both aspirational and practical. It is grounded in the same values that drove the 2006 Plan, but it recognizes that new conditions and trends, as well as current planning issues, require new strategies to maximize benefits for the community.

The plan will serve as a guide for the next decade by providing the framework for a community that preserves and celebrates its rural character, small-town lifestyle, focused economic development and community values. Guided by this plan, Linn County will also be able to better direct new and revitalizing development. This will help to ensure that the community remains a great place to live, where large and small businesses can thrive, agricultural uses are protected and residents enjoy recreational opportunities, parks, natural spaces, affordable and high-quality housing options and a range of amenities and services.

We want to thank the hundreds of Linn County citizens who offered their time and ideas to the comprehensive planning process. Their efforts are contributing to Linn County's vision for a thriving and prosperous future.



Photo by Lori Massey

Introduction

Moving Linn County Forward was a year long process launched in the spring of 2021 to update Linn County's comprehensive plan, after some initial delays due to the coronavirus pandemic and staffing changes. At the core of the planning work was a robust public engagement process that addressed community needs, values, and aspirations. This plan was updated from its 2006 version through a deliberately collaborative and open process. It was informed by technical expertise strategic in nature, focusing on the most critical issues for the County.

What is a Comprehensive Plan?

A comprehensive plan is a long-term guide that expresses the values and aspirations of a community. It is the broadest public policy document a community can create for its future physical development. It considers the input of residents, workers, and other stakeholders. The plan helps the County respond to change and acts as a guidebook for decision-makers. It provides a framework for future decision-making that provides predictability, while maintaining flexibility.

Purpose of the Update

While many of the County's core values have not changed since the 2006 Plan, County leadership sought to update the plan to address current trends and planning issues and to proactively consider new opportunities to shape the County's future. The intention of the planning process was to identify qualities of the County that should be preserved, respond to current development trends, and bring people together to create a shared vision for the future. Moving Linn County Forward is focused on maintaining the County's position as a desirable place in which to live, work, play and invest.

Who Was Involved

Fundamentally, this is the community's plan. Throughout the process, hundreds of community members were engaged and offered thousands of ideas that helped to guide and shape the comprehensive plan update.

ADVISORY COMMITTEE Process and Outreach

- A citizen Advisory Committee helped to guide the public process and the plan's recommendations. The group was representative of the County's many diverse interests.

COMMUNITY STAKEHOLDERS Input and Feedback

- Widespread public involvement was vital to Moving Linn County Forward's success. A number of in-person workshops and online tools offered a variety of ways for the community to give input throughout the process.

COUNTY OFFICIALS Guidance and Adoption

- County officials helped give direction for the plan. The final plan will be formally adopted by the Planning and Zoning Commission and County Commissioners who will have a central role in its implementation.

STAFF / CONSULTANTS Process Leadership and Expertise

- County staff and IBTS worked closely with the Advisory Committee to facilitate the process, provide local knowledge, and share experience from successful communities nationwide.

Planning Process

Project Kickoff (Mar 2021)

This task laid the foundation for the planning process by refining the specifics of the project, including the key topic areas, schedule and community engagement.

Existing Conditions Assessment (May 2021)

Data collection to support the development of the plan was conducted. A solid plan needs quantitative data like demographic, employment and housing patterns.

Countywide Survey (June 2021)

Online survey was distributed to gather feedback about key topic areas, concerns, and ideas for improvements. 131 responses were received in total.

Public Workshops (July 2021)

Three public input meetings were held in Mound City, La Cygne, and Pleasanton. A SWOT Analysis was performed to identify Strengths, Weaknesses, Opportunities, and Threats facing the community in each topic area. Over 160 people attended in total.

Second Countywide Survey (Sept 2021)

A second online and paper survey was distributed to gain specific community feedback on values, vision, and goals. 558 responses were received in total.

Drafting of Goals, Policies & Actions (Oct 2021 - Feb 2022)

This task established specific goals and objectives and required significant input from planning commissioners, advisory committee members, residents, and County staff.

Public Open House (Mar 2022)

Residents were invited to review, discuss and vote on key elements of the plan to determine which visions and goals are important to the community to address over the next twenty years. Over 30 people participated.

Drafting of Plan Update (Apr - June 2022)

During this time, the team organized chapters focused on the key topic areas. These focus on providing the reader with an explanation of the topic area's purpose, as well as an overview of the specific goals and objectives contained within the key topic areas.

Public Review & Plan Adoption (July - Aug 2022)

This is the last step in the process, where the plan is presented to the Planning and Zoning Commission at a public hearing. Once adopted by the Commission, the plan is forwarded to the County Commissioners for consideration and final adoption.

Once the plan is adopted, the real work begins. Implementation requires commitment and accountability, as the plan has been written with the goal of fostering change.



COMPREHENSIVE PLANNING PROCESS



Phase 1

Preliminary Data Gathering



Phase 3

Draft Plan Update



Phase 2

Community Visioning



Phase 4

Plan Adoption

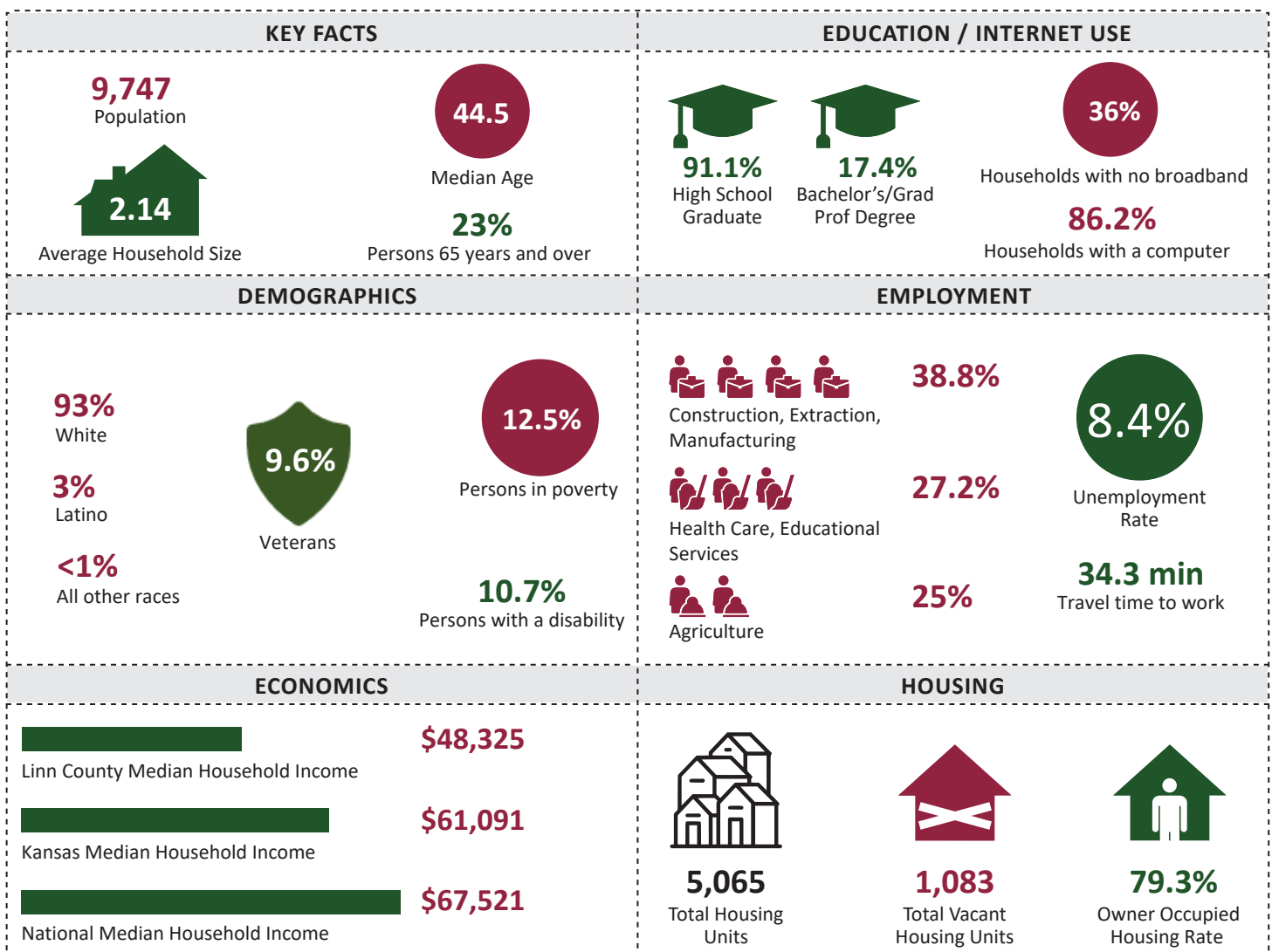
Existing Conditions

Overview

Linn County is located in southeast Kansas, approximately 60 miles south of Kansas City along the Missouri border. First established in 1855 as one of the original 33 counties in Kansas, Linn County is comprised of 11 townships totaling 606 square miles. Boasting numerous historical sites and recreational assets, Linn County is part of the Kansas Frontier Military Scenic Byway and contains the La Cygne Wildlife Area and Marais des Cygnes National Wildlife Refuge.

Demographics

The first step in assessing a community's needs is to understand the people who live there. This information becomes one of the benchmarks against which we can measure plan implementation and success. In order to paint a comprehensive picture of who is living in Linn County, this demographic assessment relies on data from the U.S. Census Bureau, Kansas Department of Revenue, and Kansas Department of Agriculture.



Trends

County Population Remains Steady

Since 2000, Linn County has experienced modest population growth. While the majority of cities have gradually lost population since 2000, Linn Valley has grown dramatically since being incorporated in 1998. The table below also shows that new residents have moved into unincorporated areas of the county consistently since 2000. These overall trends have implications on housing demands, the local economy, infrastructure and needs for services.

POPULATION TRENDS						
Community	2000	2010	2020	2020 Annual Growth Rate	Growth Since 2010	Growth Since 2000
Blue Mound	277	274	264	-2.22%	-3.65%	-4.69%
La Cygne	1,115	1,148	1,108	-0.98%	-3.48%	-0.63%
Linn Valley	562	809	876	0.92%	8.28%	55.87%
Mound City	821	692	671	-1.03%	-3.03%	-18.27%
Parker	281	274	263	-1.13%	-4.01%	-6.41%
Pleasanton	1,387	1,204	1,146	-1.38%	-4.82%	-17.38%
Prescott	280	263	266	-0.75%	1.14%	-5.00%
Incorporated Areas	4,723	4,664	4,594	-0.80%	-1.50%	-2.73%
Unincorporated Areas	4,847	4,962	4,997	-0.61%	0.71%	3.09%
LINN COUNTY	9,570	9,626	9,591	-0.70%	-0.36%	0.22%
Source: U.S. Census Bureau, 2000-2020						

Median Age is Old and the Population is Growing Older

At 44.5, the county's median age is almost 20 percent higher than the state of Kansas (36.9) and the United States (38.2). Between 2010-2020, the largest growth in population in the county was seen in the 65+ age range, which increased by 14%. By 2040, the total number of seniors is projected to grow by 18.3%. Additionally, the largest demographic in the county of people living in poverty are women over 65. This aging population can shift demands for County services as older adults need different programming compared to younger people.

Decrease in Available Housing Units

Since 2010, the total number of housing units in Linn County has decreased by 7% with the number of vacant units decreasing by 24%. This shows that there are overall less available units of the existing building stock and indicate a potential need for more diverse housing options, especially for seniors. The majority of units are owner-occupied, family households, although there is a significant percentage of mobile or manufactured homes (14%).

Profitable Tourism and Agriculture

While the county receives the majority of its total revenue from the energy industry (67% in 2019), tourism generated \$7.9 million of business activity and is an area of growth potential that impacts other industries including recreation, retail, lodging, transportation and food and beverage. Representing 25% of the County's economy in 2021, agriculture and food production add \$42 million in total value, with beef cattle ranching leading the top sector. Notably, 95% of all farms in the county are family farms, of which 27% lack internet access.

Community Vision, Values and Goals

The desired end result of the Moving Linn County Forward process was to create clear and compelling recommendations that align with community-supported ideas and values. Building off the vision, the plan's goals articulate desired outcomes for the plan at the highest level. This plan includes five goals, which reflect themes from community input. Each goal is supported by several objectives that organize the plan's actions, or the specific projects, policies or programs that can be implemented by the County over the next twenty years.

Vision

By 2042, Linn County enjoys well-planned and managed development, abundant farmland and greenspaces, a full range of housing opportunities, and economic prosperity for all residents.

Values

The following Community Values will serve as guiding principles through the comprehensive plan and inform Linn County's future development policies and funding priorities:

- Strengthen our existing infrastructure and community assets.
- Protect the natural beauty and open space that make our county special.
- Promote a healthy lifestyle for residents of all ages and abilities.
- Coordinate growth with cities and lake communities to foster a regionalism mentality.
- Pursue multiple revenue sources to support county services.
- Incorporate community engagement in all aspects of planning.

Goals

A: MOBILITY & INFRASTRUCTURE

Improve the quality and efficiency of major infrastructure needs throughout the County.

B: ECONOMIC GROWTH & PROSPERITY

Support a strong, resilient, and diversified local economy to provide opportunity for all members of the community.

C: QUALITY OF LIFE

Enhance the overall quality of life for those who live and work in the County.

D: LAND USE & DEVELOPMENT

Manage growth and change within the county to balance needs and provide a strong quality of place.

E: ACCOUNTABILITY

Elected officials and decision-makers throughout the County regularly use the comprehensive plan to guide development and funding priorities.

Priority Themes

The following themes emerged through the planning process. They cut across the Plan's goals, objectives and actions and help to guide implementation by giving priority to actions that address them.

BALANCING RURAL CHARACTER AND GROWTH

Promoting agricultural uses and preserving the rural character of the County have remained a top priority. Strategies to direct new development to areas that are already served by utilities will promote redevelopment and infill through programs. Additionally, incentives to discourage lot splits and residential development that negatively impact the look, feel and function of undeveloped areas should be a major focus for the County.

IMPROVING LAND USE TOOLS

Through the planning process community members have voiced a desire to ensure that the plan's land use recommendations are implementable. There is concern that the existing tools may not be sufficient if development pressure grows. Because of this, improving existing tools and exploring potential new tools for implementing land use changes should be a priority with a special emphasis on wind turbine technology.

PROVIDING HOUSING OPTIONS

While Linn County's housing development has generally kept up with population growth, planning process participants expressed that the County must focus on housing types, quality and affordability. Of particular interest has been meeting the needs of the County's older adults as the population ages, providing desirable housing for young people (such as smaller homes at a "starter" price point), and improving the overall building conditions.

DIVERSIFYING THE ECONOMY

While supportive of the continued operations of the La Cygne Power Plant, community members repeatedly voiced their desire to see a comprehensive economic development strategy that would focus on attracting new revenue streams. Promoting opportunities for manufacturing, small business entrepreneurship, and tourism should be a priority along with targeted efforts to pursue external grant funding to supplement the County budget.





Photo by Douglas Grant

Priority Actions

Of the 80 actions proposed through the plan, the following 10 have emerged as top priorities for the County to consider within the next five years (references are shown in parentheses):

- Update zoning regulations to include design review standards for industrial wind turbine and commercial solar array development in limited zoning districts (D.2.1.)
- Align funding opportunities (grants, state and federal funds, local funds) with the comprehensive plan goals and priorities (E.3.2.)
- Conduct a broadband feasibility study to identify household service needs (A.1.1.)
- Create a strategic economic development plan (B.2.1.)
- Expand the County Trail System for hiking, biking, horseback riding, ATV/UTV use (C.3.1.)
- Establish a building inspection system that ensures new or rehabilitated structures outside of city limits must adhere to minimum standards established by the County (D.4.1.)
- Identify new opportunities to support “family farms,” including an awareness campaign about their changing nature (B.3.1.)
- Create an aging in place strategic plan addressing topics such as housing, services, recreation, volunteerism, and health (C.2.3.)
- Partner with KDOT to upgrade K-152 (A.3.4.)
- Create a County Administrator position (E.1.1.)

GOALS, OBJECTIVES, AND ACTIONS



Photo by Marisa Clausen

Goals, Objectives, and Actions

This chapter includes the plan's goals, objectives and actions. The five goals present the highest-level ideas about the future of the County and provide overarching structure. Objectives are identified under each goal and actions under each objective. Priority actions are identified with an asterisk after the recommendation number.

A Improve the quality and efficiency of major infrastructure needs throughout the County.

B Support a strong, resilient, and diversified local economy to provide opportunity for all members of the community.

C Enhance the overall quality of life for those who live and work in the County.

D Manage growth and change within the county to balance needs and provide a strong quality of place.

E Elected officials and decision-makers throughout the County regularly use the comprehensive plan to guide development and funding priorities.

STRUCTURE OF RECOMMENDATIONS

This plan includes five goals, which reflect themes from community input. Each goal is supported by several objectives that organize the plan's actions.

GOAL

Intended results expressed in simple terms for the plan's five topic areas. These represent overarching desired outcomes for the plan.

OBJECTIVES

Sub-themes within the goals that serve to organize actions.

ACTIONS

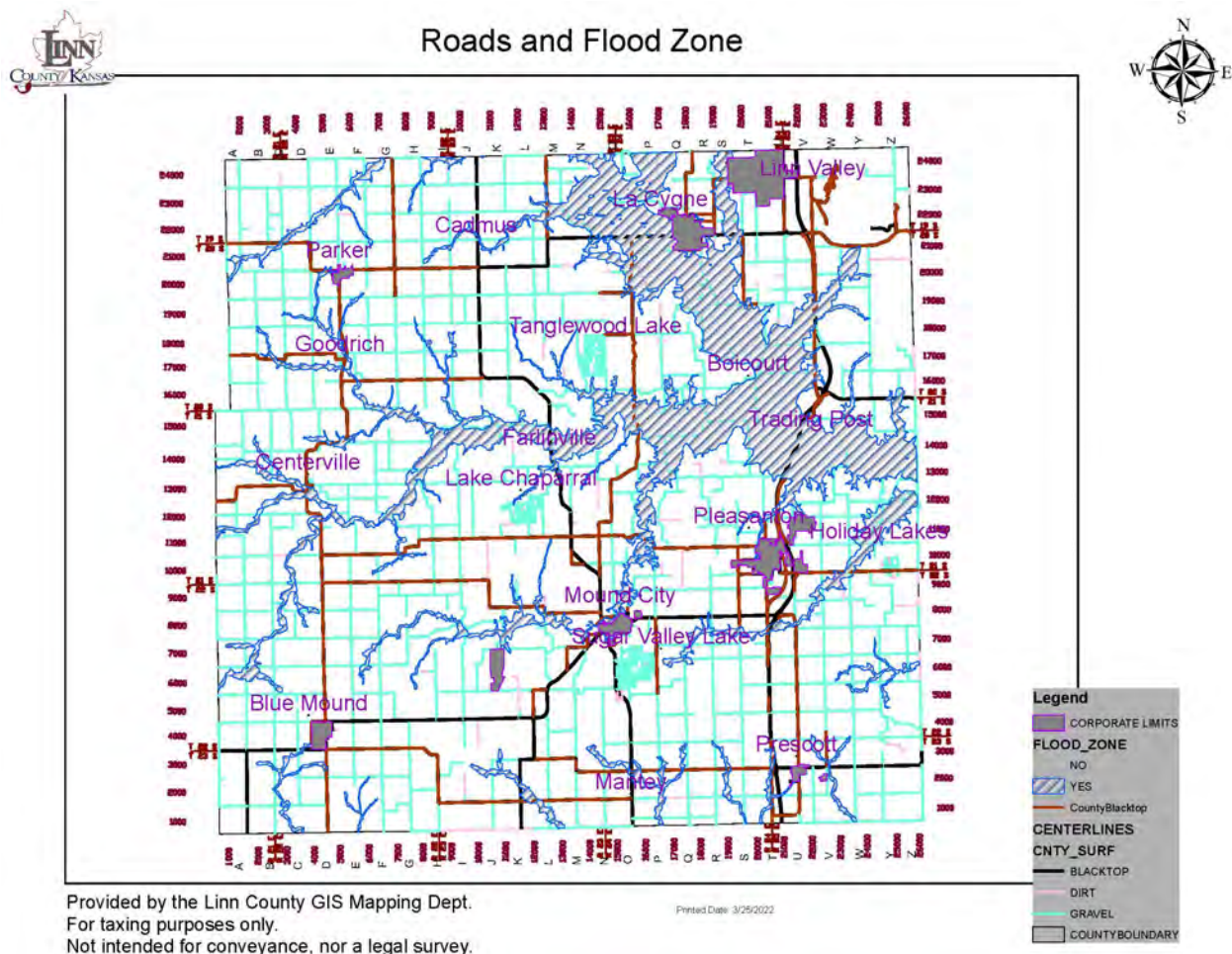
Projects, policies or programs that can be implemented.

GOAL A: MOBILITY & INFRASTRUCTURE

Improve the quality and efficiency of major infrastructure needs throughout the County.

OBJECTIVES

1. Provide high-speed, broadband internet access that meet the needs of the unserved or underserved areas of the County.
2. Improve access to high-quality drinking water, particularly in times of emergency.
3. Support well-connected and well-maintained roads that effectively transport people and goods while minimizing flooding and promoting public safety.



OBJECTIVE 1

Provide high-speed, broadband internet access that meet the needs of the unserved or underserved areas of the County.

Priority actions are indicated with an* after the number.

Actions

- A.1.1*** Conduct a broadband feasibility study to identify household service needs.
- A.1.2** Identify target areas for broadband service expansion. Ensure adequate utility easements are provided.
- A.1.3** Secure grant funding for broadband service construction and solicit vendors.
- A.1.4** Create a Linn County Digital Literacy Initiative.
- A.1.5** Provide internet access in public venues throughout the County.

NATIONAL DIGITAL NAVIGATOR CORPS

In February 2022, National Digital Inclusion Alliance (NDIA) received a \$10 million grant from Google.org to create a National Digital Navigator Corps. The funding will be used to build and advance local digital inclusion work and to strengthen the digital equity model in rural and Tribal communities.

RECONNECT PROGRAM

The Bipartisan Infrastructure Law provides \$1.9 billion to the ReConnect program at the Department of Agriculture (USDA) which offers loans, grants, and other funds directly to states, territories, local governments, Tribes, cooperatives, non-profits, and certain for-profit entities to build infrastructure and install equipment to provide high-speed internet service in rural communities.

OBJECTIVE 2

Improve access to high-quality drinking water, particularly in times of emergency.

Actions

- A.2.1** Convene an annual meeting of all water providers in the county.
- A.2.2** Develop a strategic plan for water resources, including emergency water system.
- A.2.3** Secure technical assistance grant funding to upgrade facilities.

FUNDING OPTIONS

Public Water Supply Loan Fund (KS Dept. of Health & Environment)

Water Pollution Control Revolving Fund (KS Dept. of Health & Environment)

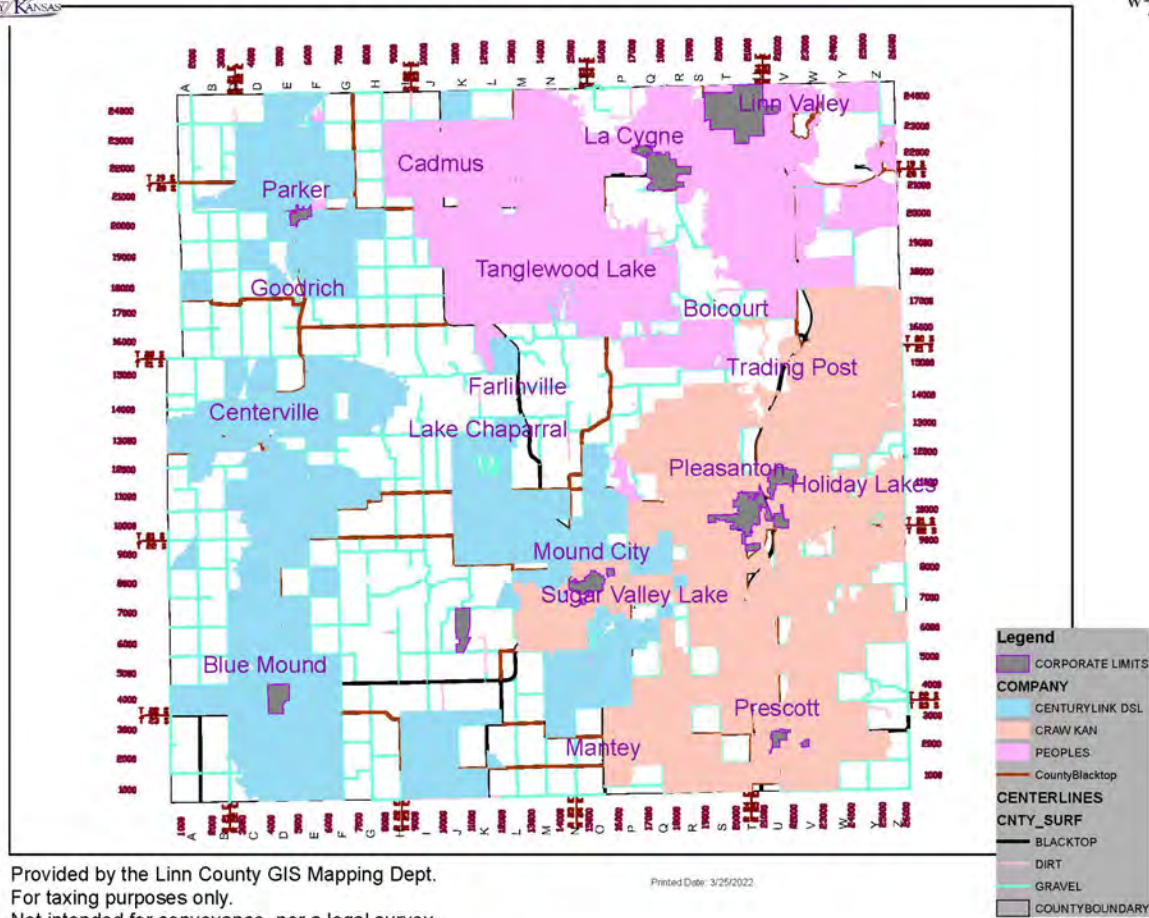
Water and Wastewater Grant and Loan Program (USDA Rural Development)

Clean and Drinking Water State Revolving Fund (EPA)

Circuit Rider Program - Technical Assistance for Rural Water Systems (USDA Rural Development)



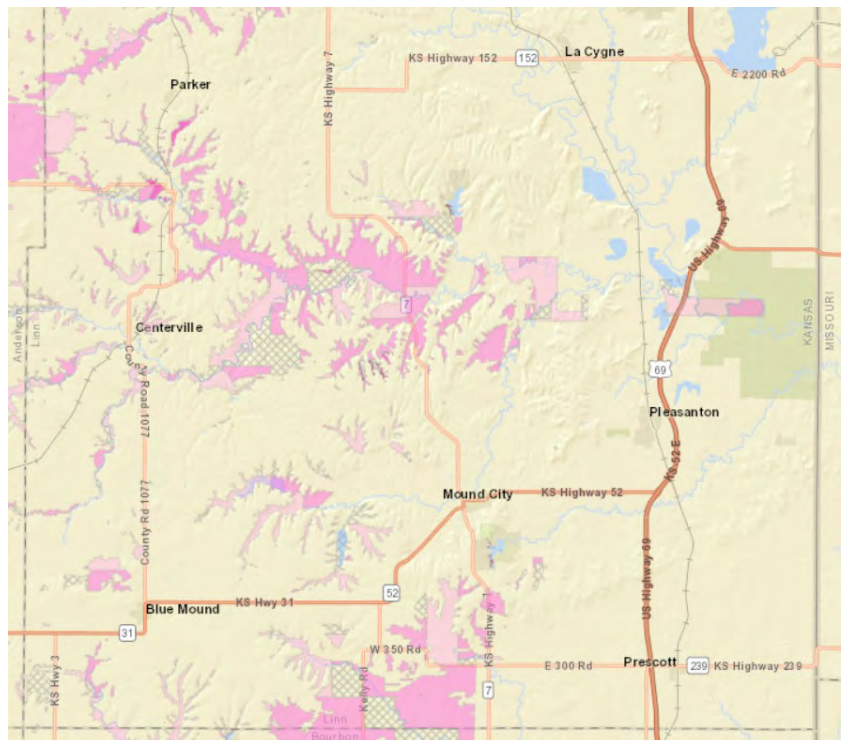
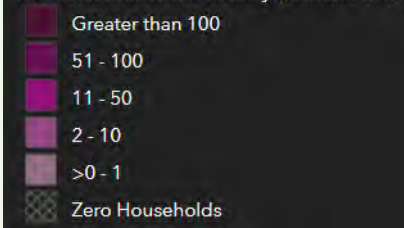
Broadband DSL Providers



KANSAS BROADBAND MAP

This map was created in 2019 by Connected Nation and the Information Network of Kansas (INK) to assist the Statewide Broadband Expansion Planning Task Force created by the Kansas legislature to identify and close broadband coverage gaps in Kansas.

Unserved Household Density (Census 2010)



OBJECTIVE 3

Support well-connected and well-maintained roads that effectively transport people and goods while minimizing flooding and promoting public safety.

Priority actions are indicated with an* after the number.

Actions

- A.3.1** Conduct a roadway conditions study.
- A.3.2** Secure funding to enact roadway improvements including flood control measures.
- A.3.3** Create a countywide standard for paving existing gravel roads.
- A.3.4*** Partner with KDOT to upgrade K-152.
- A.3.5** Monitor and correct unsafe intersections, roadway segments, and railroad crossings.
- A.3.6** Identify the mobility needs of the broader community.

LINN COUNTY FLOOD RISK OVERVIEW

There are **1,078** properties in Linn County that have **greater than a 26%** chance of being severely affected by flooding over the next 30 years. This represents **6%** of all properties in the county. In addition to damage on properties, flooding can also cut off access to utilities, emergency services, transportation, and may impact the overall economic well-being of an area.

Almost 18% (329 out of 1,854 miles) of county roads are at risk of becoming impassable due to flooding.

FloodFactor®

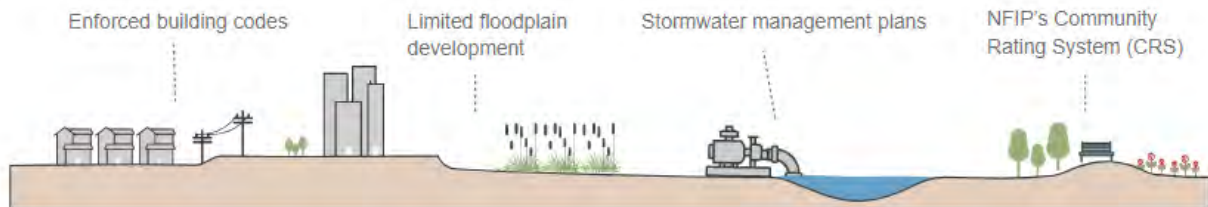
Flood Factor is a free online tool created by the nonprofit First Street Foundation that makes it easy for Americans to find their property's risk of flooding and understand how flood risks are changing because of a changing environment. (www.floodfactor.com)

Protecting your community

Effective flood risk management is collaborative, future-facing, and considers local needs. Resilient communities prioritize and invest in natural resources, engineered solutions, and insurance to withstand and recover from floods.

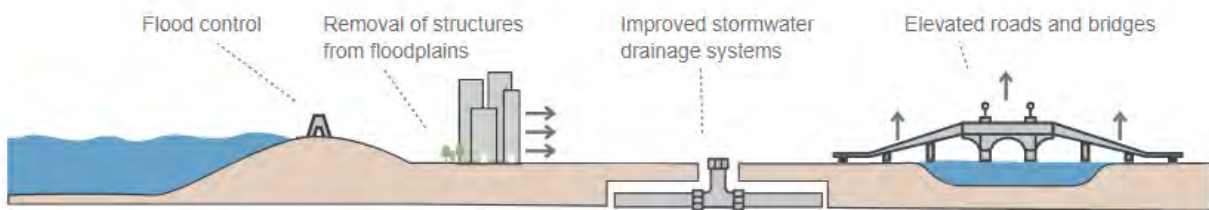
Explore local planning and regulations

Planning for flooding helps communities reduce the number of people and buildings at risk and lower insurance costs.



Explore structural improvements

Engineered structures and urban design help to reduce the impact of flooding.



Explore nature-based infrastructure

Restoring and protecting ecosystems and creating new green space can prevent flooding by improving water retention.



GOAL B: ECONOMIC GROWTH & PROSPERITY

Support a strong, resilient, and diversified local economy to provide opportunity for all members of the community.

OBJECTIVES

1. Encourage reinvestment in existing industrial areas.
2. Create a Linn County Chamber of Commerce
3. Support opportunities for entrepreneurship, including agribusiness.
4. Maximize the economic impact of heritage tourism and outdoor recreation.
5. Attract new retail options to serve Linn County residents and visitors alike.



Photo by Ayla Johnson

OBJECTIVE 1

Encourage reinvestment in existing industrial areas.

Actions

B.1.1 Target economic incentives to existing industrial areas, including the power plant.

B.1.2 Encourage reuse and rehabilitation of existing industrial structures.

B.1.3 Discourage industrial development in areas lacking infrastructure and access.

B.1.4 Allocate funds to plan and develop the Pleasanton Industrial Park.

INCENTIVES FOR MANUFACTURERS

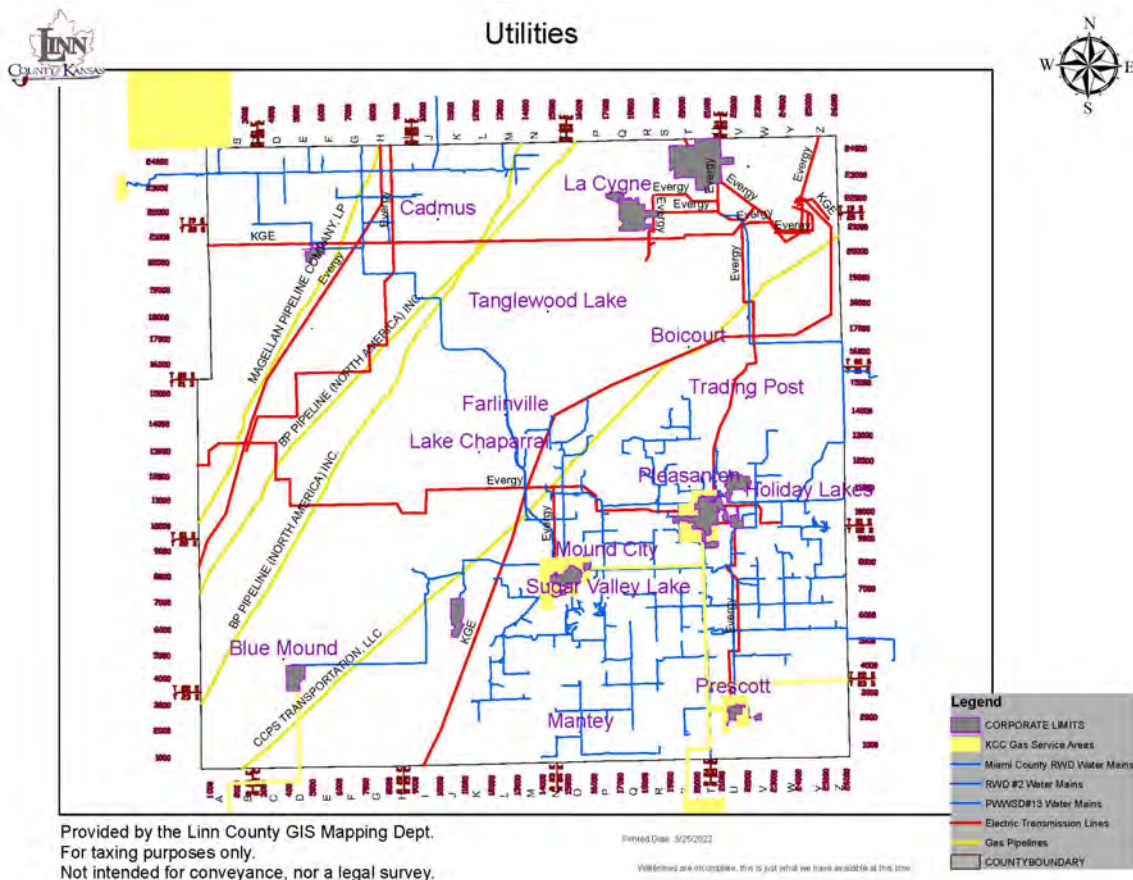
High Performance Incentive Program (HPIP)

Promoting Employment Across Kansas (PEAK)

Machinery & Equipment Deduction

Rural Opportunities Zones (ROZ)

Kansas Industrial Training (KIT) & Retraining (KIR)



OBJECTIVE 2

Create a Linn County Chamber of Commerce.

Priority actions are indicated with an* after the number.

Actions

- B.2.1*** Create a strategic economic development plan.
- B.2.2** Identify and secure funding to facilitate business development.
- B.2.3** Coordinate and provide technical assistance to small businesses.
- B.2.4** Assist cities and lake communities with identifying appropriate locations for the development of retail and residential.

CHAMBER OF COMMERCE

While some individual cities feature chambers of commerce (Mound City, La Cygne, Pleasanton), Linn County could benefit from a countywide chamber of commerce that promotes economic development and business activity throughout the entire county.

Like the nearby Fort Scott Area Chamber of Commerce, Linn County could offer referrals of members, supplying relocation packets, housing options, event information and promotion of job opportunities.

OBJECTIVE 3

Support opportunities for entrepreneurship, including agribusiness.

Priority actions are indicated with an* after the number.

Actions

- B.3.1*** Identify new opportunities to support “family farms,” including an awareness campaign about their changing nature.
- B.3.2** Work with the local K-State Research and Extension office on efforts to strengthen the agricultural production economy.
- B.3.3** Identify the prime location for a business incubator and develop the building. Ensure all new businesses comply with permitted and conditional uses within appropriate zoning districts.
- B.3.4** Support workforce training efforts for specialized industries in growing demand.



NetWork Kansas is growing an entrepreneurial environment in Kansas by cultivating resources to start and grow small businesses. We are a statewide network of non-profit business-building resources that help entrepreneurs and small business owners startup and grow successful businesses. (www.networkkansas.com)

CAPITAL LOAN PROGRAMS



STARTUP KANSAS LOAN



StartUp Kansas provides gap financing to help entrepreneurs start or grow a business in Kansas. The loan program matches up to 150% of other public sources of capital and/or funds from a financial institution such as a bank. Up to \$45,000 can be provided per project. Funds are flexible and can be used for a variety of business purposes, including equipment, inventory, and working capital. Entrepreneurs work with a NetWork Kansas resource partner to apply for funds. Funding rounds occur monthly.

E-COMMUNITY PARTNERSHIP



NetWork Kansas Entrepreneurship (E-) Communities create a revolving loan fund that is reviewed at the local level. The loans are intended as gap financing to help entrepreneurs start or grow a business in a specific community. The loan program matches public sources of capital and bank loans, and can provide up to \$45,000 per project. Funds are flexible and can be used for a variety of business purposes, including startup costs, purchasing an existing business, business expansion, working capital, inventory, and more.

MINORITY & WOMEN BUSINESS MULTIPLIER LOAN



The Minority and Women Business Multiplier Loan Fund provides gap financing to help minority and women-owned businesses (MBE/WBE) and other disadvantaged business enterprises (DBE). The loan program matches up to 20% of public or private capital invested in a business project, with a minimum loan amount of \$10,000 and a maximum loan amount of \$150,000. A bank must be part of the funding package. Funds are flexible and can be used for a variety of business purposes, including startup costs, purchasing an existing business, business expansion, working capital, inventory, and more and have low, fixed interest rates and no collateral requirements.

KANSAS CAPITAL MULTIPLIER LOAN



Qualifying businesses are eligible to apply for up to 10% of private or public capital loans and investment. Banks must be a part of the funding package. Businesses can apply for up to a \$150,000 loan or venture investment per project through the Capital Multiplier programs.

OBJECTIVE 4

Maximize the economic impact of heritage tourism and outdoor recreation.

Actions

- B.4.1** Create a Linn County Convention and Visitors Bureau as the destination marketing organization for the County.
- B.4.2** Maintain an attractive county website with an event calendar and visitor guides.
- B.4.3** Implement a transient occupancy tax for hotel, motel, bed and breakfast, and short-term rental sites to increase county revenue.
- B.4.4** Showcase local businesses, artisans, etc. at special events such as Dancefestopia.
- B.4.5** Encourage beautification along highway corridors.
- B.4.6** Support the development of tourism-related businesses and amenities along the US-69 Corridor.

OBJECTIVE 5

Attract new retail options to serve Linn County residents and visitors alike.

Actions

- B.5.1** Partner with cities to apply for the Kansas Main Street program to drive downtown revitalization efforts.
- B.5.2** Provide support for downtown areas such as facade improvement programs.
- B.5.3** Support pop-up locations for small restauranteurs and retailers, targeting vacant or underutilized properties.
- B.5.4** Support the concentration of retail and office space along the US-69 Corridor.

KANSAS MAIN STREET

Kansas Main Street focuses on the redevelopment and preservation of downtown corridors throughout Kansas. Concentrated efforts and resources in the county seat will stimulate their economic growth, and by extension, Linn County.

GOAL C: QUALITY OF LIFE

Enhance the overall quality of life for those who live and work in the County.

OBJECTIVES

1. Encourage the development of a wide variety of housing options that are affordable and accessible, allowing our elderly to age in place.
2. Improve support services and access to care for all residents, with special attention to the needs of veterans and active-duty military, the elderly, and youth.
3. Expand options for amenities, entertainment, and opportunities for the public to enjoy the County's parks, open spaces and trailways.



Source: San Diego Foundation

OBJECTIVE 1

Encourage the development of a wide variety of housing options that are affordable and accessible, allowing our elderly to age in place.

Actions

C.1.1 Prioritize senior housing needs including increasing the number of available accessory dwelling units (ADU).

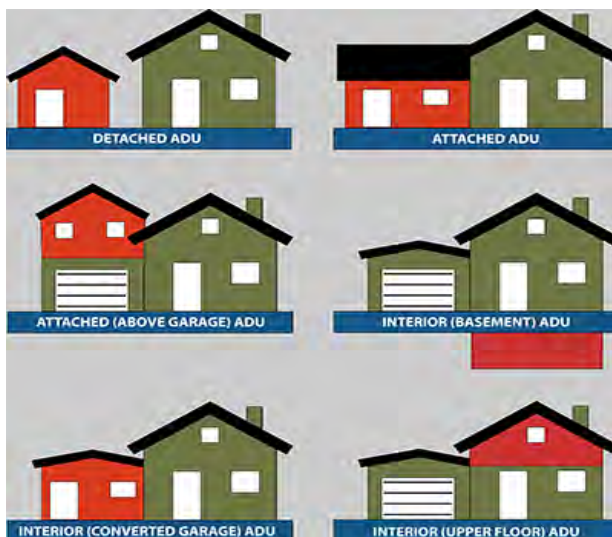
C.1.2 Target government programs and initiatives that encourage the construction of affordable housing or provide assistance for homeownership.

C.1.3 Develop a Linn County Home Rehabilitation Program to assist eligible homeowners and landlords with home repairs and limited accessibility modifications.

C.1.4 Complete a countywide housing assessment that identifies all viable housing and dilapidated structures that should be demolished.

RURAL HOUSING INCENTIVE DISTRICT (RHID)

RHID is a program designed to aid developers in building housing within rural communities by assisting in the financing of public improvements. RHID captures the incremental increase in real property taxes created by a housing development project for up to 25 years.



Source: American Planning Association

ACCESSORY DWELLING UNITS (ADUs)

Accessory Dwelling Units (ADUs) are smaller, independent dwelling units located on the same lot as a single family residence. They go by different names such as mother in law units, granny flats, carriage houses, etc. and come in many different styles and typically have their own kitchen, bathroom(s), and bedroom(s).

OBJECTIVE 2

Improve support services and access to care for all residents, with special attention to the needs of veterans and active-duty military, the elderly, and youth.

Priority actions are indicated with an* after the number.

Actions

- C.2.1** Partner with schools and healthcare providers to create a training program and more opportunities to provide customized physical care for our elderly and veterans.
- C.2.2** Implement mental health services in all schools.
- C.2.3*** Create an aging in place strategic plan addressing topics such as housing, services, recreation, volunteerism, and health.
- C.2.4** Apply to join the AARP Network of Age-Friendly States and Communities to gain access to technical assistance and grants.
- C.2.5** Convene local leaders and public health professionals to discuss drug addiction and mental health services that are available in the community.
- C.2.6** Work with the Health Department and Sheriff's Office to create an Alcohol & Drug Prevention Program to provide community-based substance abuse services.
- C.2.7** Encourage partnerships for a cooperative model for affordable childcare services that meet the unique needs of rural childcare. Prioritize opening a childcare center.

AGE-FRIENDLY COMMUNITY

Age-friendly communities are communities that provide support to their elderly population. It really does take a village to care for our older population - they need healthcare, long-term care, transportation, housing, and social protection to name a few.

"Aging in Place" is the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

COMMUNITIES THAT CARE

A universal, coalition-based community prevention model created to prevent substance use disorder (SUD) and other problem behaviors among youth. CTC is an ongoing process involving five phases: identifying stakeholders, organizing work groups, developing a community profile, creating an action plan, implementing and evaluating the action plan.

CHILDCARE IN LINN COUNTY

There is a shortage of childcare providers in Linn County. As of 2021, there are 11-20 children under three years of age vying for a single childcare opening. While there are 14 home-based care options, Linn County has 0 center-based care facilities.

OBJECTIVE 3

Expand options for amenities, entertainment, and opportunities for the public to enjoy the County's parks, open spaces and trailways.

Priority actions are indicated with an* after the number.

Actions

- C.3.1*** Expand the County trail system for hiking, biking, horseback riding, and ATV/UTV use.
- C.3.2** Partner with the Marais des Cygnes National Wildlife Refuge on grant funding to improve public water access and infrastructure improvements.
- C.3.3** Develop a countywide strategy to bring entertainment opportunities (festivals, temporary markets, etc.) to publicly owned property.



Photo by Lori Massey

GOAL D: LAND USE & DEVELOPMENT

Manage growth and change within the county to balance agricultural, residential, commercial, and industrial needs and provide a strong quality of place.

OBJECTIVES

1. Protect and enhance rural character.
2. Manage and minimize adverse effects of intrusive developments and land uses.
3. Encourage the efficient use of land and focus development in areas already served by utilities.
4. Reform the local development process so it is clear, concise, and easy-to-follow.



Photo by David Fisher

Future Land Use

The Land Use Plan is a tool through which decisions can be made throughout the County regarding where and how new development should take place. It has been developed in consideration of a range of factors including anticipated population trends, economic development objectives, desires for rural preservation, environmental constraints, and existing and proposed infrastructure. It has been informed by community input and should be considered in combination with existing plans and studies for incorporated and unincorporated areas to ensure consistency.

Implementing the Land Use Vision

The Comprehensive Plan's Land Use Plan depicts desired development patterns throughout the County. It reinforces existing patterns in some areas and supports changes to land use or development patterns in other areas. The land use vision is implemented over time through many distinct public and private development decisions. It will help planners in various jurisdictions throughout the County to make decisions about where and how development should take place. It may also help representatives from various public agencies make key decisions about how they might dedicate resources and invest in infrastructure and the public realm. Finally, it provides property owners, residents, businesses and developers with a degree of predictability regarding where and how development might take place in the future.

Land Use Categories

AGRICULTURE

Agricultural production and services, very low density residences, home occupations.

RURAL RESIDENTIAL

Single-family detached residential dwellings, subdivisions, and neighborhood services.

COMMERCIAL

Regional commercial trade services, retail and offices serving the traveling public, large employment centers, regional research and development, and indoor warehousing.

INDUSTRIAL

Industrial, business park, and warehouse development.

URBAN MIX

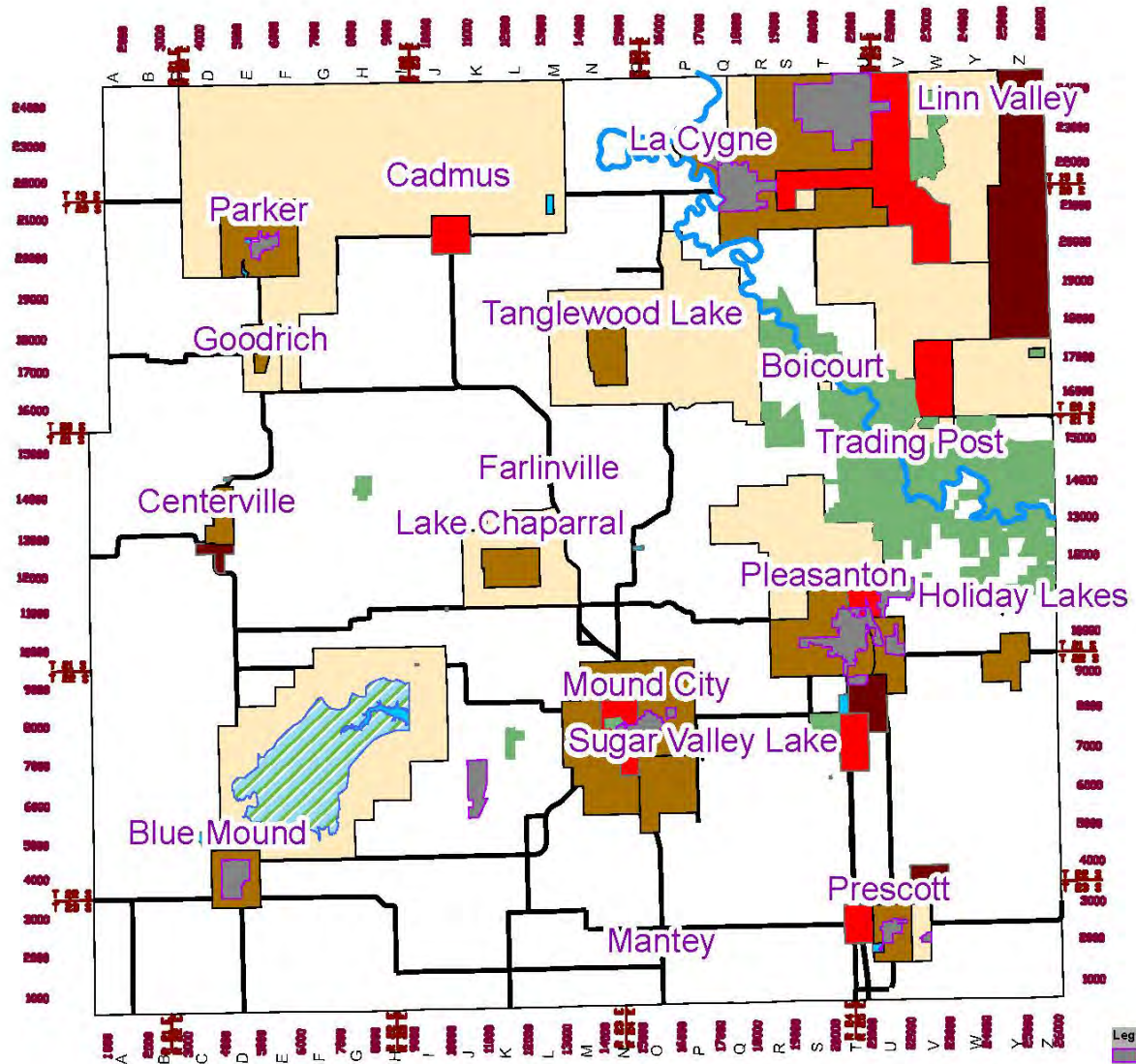
Residential, commercial, industrial, and other land uses in varying mixtures as appropriate for the adjacent city or lake community.

PARKS/RECREATION

Open space parks and recreational areas.

PUBLIC/INSTITUTIONAL

Land used for some public or social purpose and may include governmental, educational, cultural, hospital, cemetery, etc.



Provided by the Linn County GIS Mapping Dept.
For taxing purposes only.
Not intended for conveyance,
nor a legal survey.

Printed Date: 7/7/2022

The Land Use Plan helps to provide a basis for new regulatory tools, including zoning. Zoning is a legal tool that can regulate land use including types of structures that may be built, how they are to be built, where they are to be built and how they may be used. For example, the "Urban Mix" category encourages flexibility and collaboration between the county and cities in making land use decisions. The "Urban Mix" category also supports compatible growth in private lake communities within the county (such as Tanglewood Lake, Lake Chaparral, Sugar Valley Lake, and Holiday Lakes). This land use category could be further supported by a new overlay zoning district specifically targeted to encourage the continued existence of these small unincorporated lake developments.

Planning Framework Overview

This section puts forth a planning framework that underpins the plan's actions and Land Use Plan. It is presented through a schematic opportunities map that provides a conceptual development strategy for the County.

Opportunities Map

The opportunities map illustrates where and how the county should use its resources to guide future physical investment and change. It is intended to provide an over-arching framework for development, not to direct or limit it relative to specific parcels. The broad concepts illustrated on the map are described here:



AGRICULTURAL PRESERVATION

Conserve agricultural areas that have been identified as important to the County's identity, culture and economy.



COMMUNITY INVESTMENT

Invest in communities to maintain the existing pattern and character of development while encouraging improvements to public and private buildings. Support appropriate redevelopment on underutilized sites that may serve as catalysts for further improvement.



COMMUNITY ENHANCEMENT

Preserve and enhance parks, open space or underdeveloped natural areas for public enjoyment and recreation. Encourage connections to neighborhoods.



OPEN SPACE CONSERVATION

Maintain existing character while promoting a strong public realm, walkability and range of amenities to serve those who live and work nearby.



DOWNTOWN STRENGTHENING

Build on the momentum to strengthen downtown as vibrant, mixed-use areas that supports life, work and play opportunities. Restore and repurpose existing buildings and promote infill development. Support local businesses. Attract more arts and entertainment amenities.



FOCUSED GROWTH

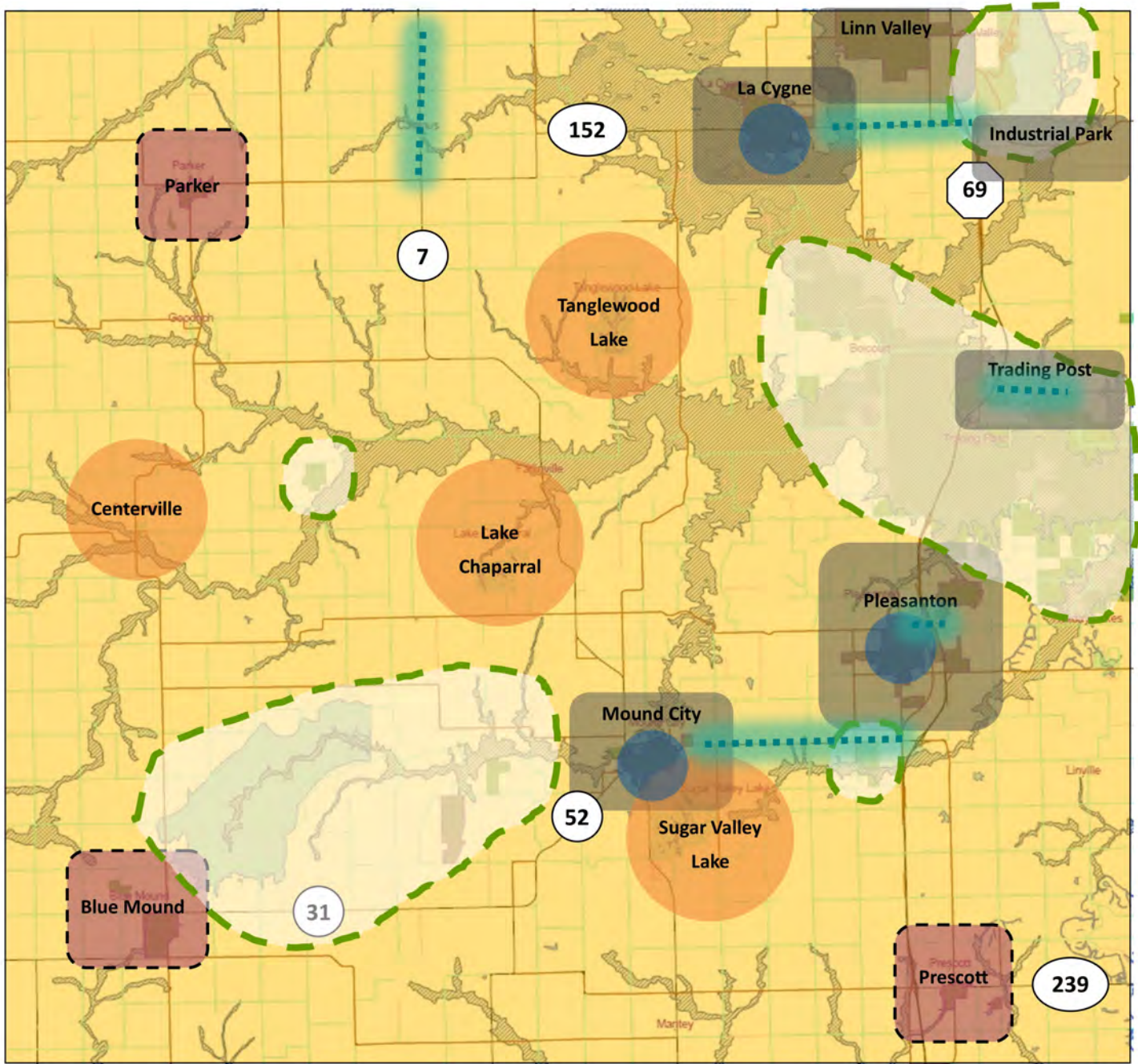
Focus inward to promote infill development supported by utilities, public facilities and services over low-density expansion. Where infill opportunities not available, identify logical areas for future annexation to provide for strategic development where public services can be provided.



CORRIDOR ENHANCEMENT

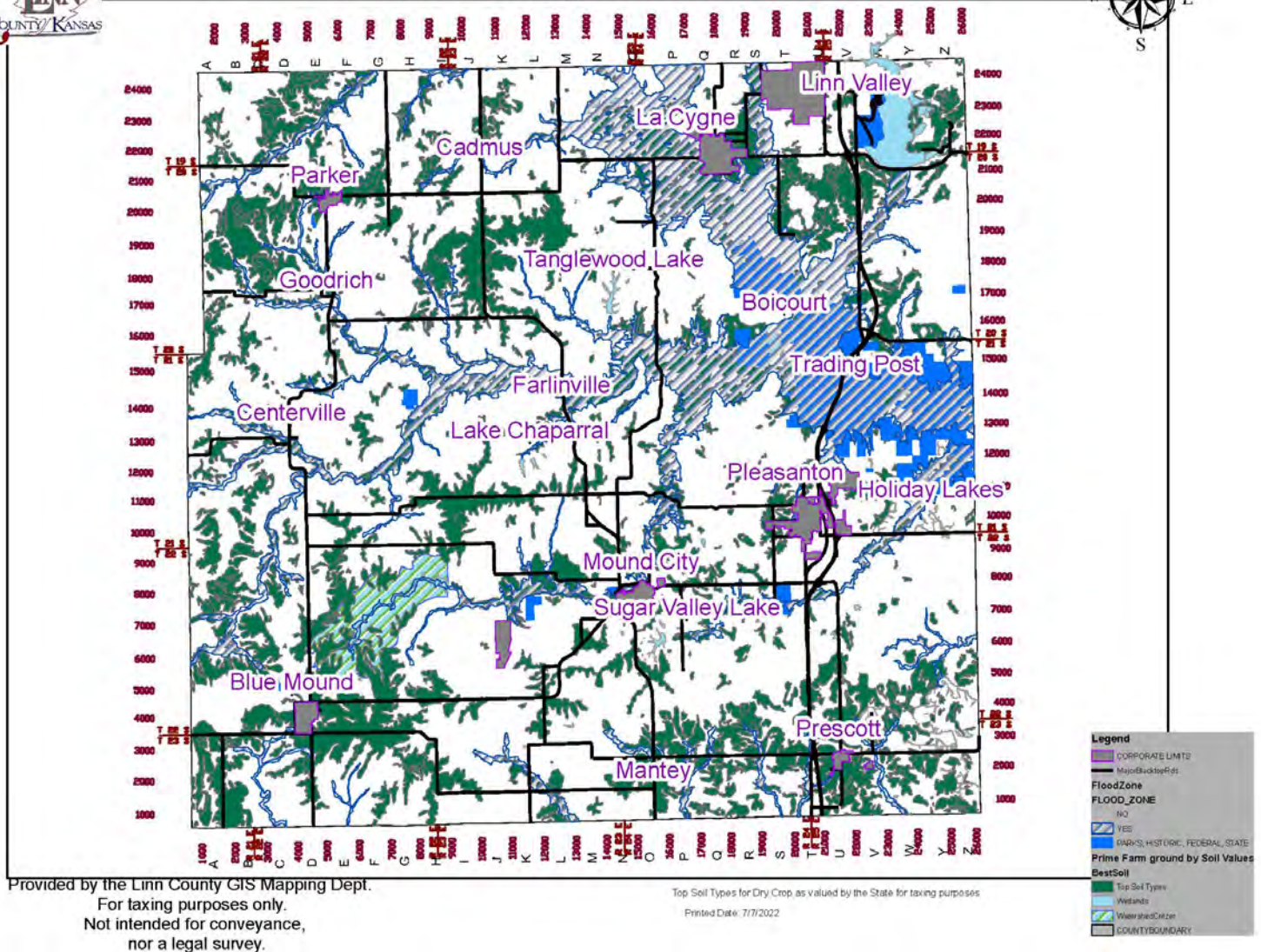
Strengthen the appearance of public and private development along primary corridors to promote a positive impression of the County. (Note: Safety improvements for roadways are addressed separately.)

OPPORTUNITIES MAP



Developed with a combination of public input, Advisory Committee insight, and staff knowledge, the Opportunities Map illustrates where and how the County should use its resources to guide future physical investment and change. For example, in addition to developing specific strategies targeting the largest communities in the County, the "Focused Growth" category also highlights growth opportunity areas in developing the industrial park near the La Cygne Power Plant as well as tourism and recreation amenities near Trading Post, La Cygne Wildlife Area and Marais des Cygnes National Wildlife Refuge. The concepts illustrated on the map provide overarching guidance that helped to inform the Land Use Plan.

Environmentally Sensitive Areas



This map identifies Environmentally Sensitive Areas (ESAs) that have special environmental attributes worthy of retention or special care in order to:

- Maintain habitat, open space and wildlife corridors;
- Provide stormwater management, filtration, flood and erosion control benefits; and
- Protect surface and ground water quality.

Development may occur in areas where different types of Environmentally Sensitive Areas exist. The following recommendations outline some best practices to protect ESAs:

- **Step 1:** Determine if Environmentally Sensitive Areas exist on a proposed development site.
- **Step 2:** Assess any potential impacts the proposed development may have on environmental attributes, such as: habitat, open space and wildlife corridors; filtration, flood and erosion control; and surface or groundwater quality.
- **Step 3:** Customize the design and engineering of the development to include appropriate preservation and restoration methods, techniques designed to mimic natural systems, or any combination thereof to offset impacts to the ESAs on the site.

OBJECTIVE 1

Protect and enhance rural character.

Actions

- D.1.1** Define and designate Environmentally Sensitive Lands in zoning and land use regulations (see map on page 34).
- D.1.2** Promote the use of conservation easements and transfer of development rights programs to preserve existing rural landscapes.
- D.1.3** Adopt Land Preservation Districts to preserve open space, natural features, and rural community character in residential developments.
- D.1.4** Encourage acquisition of unique natural features that define rural character as public greenspace.
- D.1.5** Take inventory of historic and agricultural structures and assess incentives for rehabilitation.

CONSERVATION EASEMENT

A conservation easement is a voluntary agreement between a landowner and a qualified conservation organization, such as the Kansas Land Trust, that allows a landowner to limit the type or amount of development on their property while retaining private ownership and many uses of the land.

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

Transfer of Development Rights (TDR) is a zoning technique used to permanently protect land with conservation value (such as farmland, community open space, or other natural or cultural resources) by redirecting development that would otherwise occur on this land (the sending area) to an area planned to accommodate growth and development (the receiving area).

LAND PRESERVATION DISTRICT

In the Land Preservation zoning district, homes are arranged on a site to protect natural features, such as farmland, woodlands, steep slopes, riparian corridors, or scenic views. These open space areas can be linked to adjacent areas identified in a municipal open space plan to create open space networks. Open space areas are subdivided from the rest of the homes and deed restricted, or a conservation easement is placed on the area to prohibit further development.



Source: Montgomery County, PA

OBJECTIVE 2

Manage and minimize adverse effects of intrusive developments and land uses.

Priority actions are indicated with an* after the number.

Actions

- D.2.1*** Update zoning regulations to include design review standards for industrial wind turbine and commercial solar array development in limited zoning districts.
- D.2.2** Institute floodplain management land use and development control measures for preventing and reducing property damage from flooding.
- D.2.3** Conduct a master drainage study and create a Stormwater Master Plan and 20-year Stormwater Capital Improvement Plan to identify flood-related risks, vulnerabilities and recommend prioritized capital improvements to mitigate or reverse those risks.

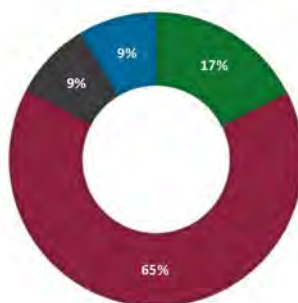
SURVEY RESULTS

Linn County residents were asked their opinion about emerging issues such as commercial wind turbine development and solar panel arrays in the second community survey. 558 total responses were received. Of these, a clear majority of respondents do not view wind turbines favorably. Residents responded more favorably towards solar panels, although a significant percentage would like more information to better inform their opinion.



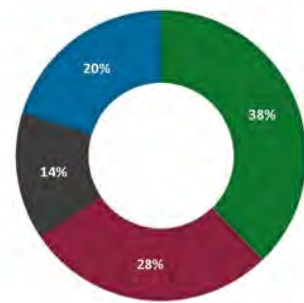
WIND TURBINES

■ Favorable ■ Not Favorable ■ No Opinion ■ Need More Info

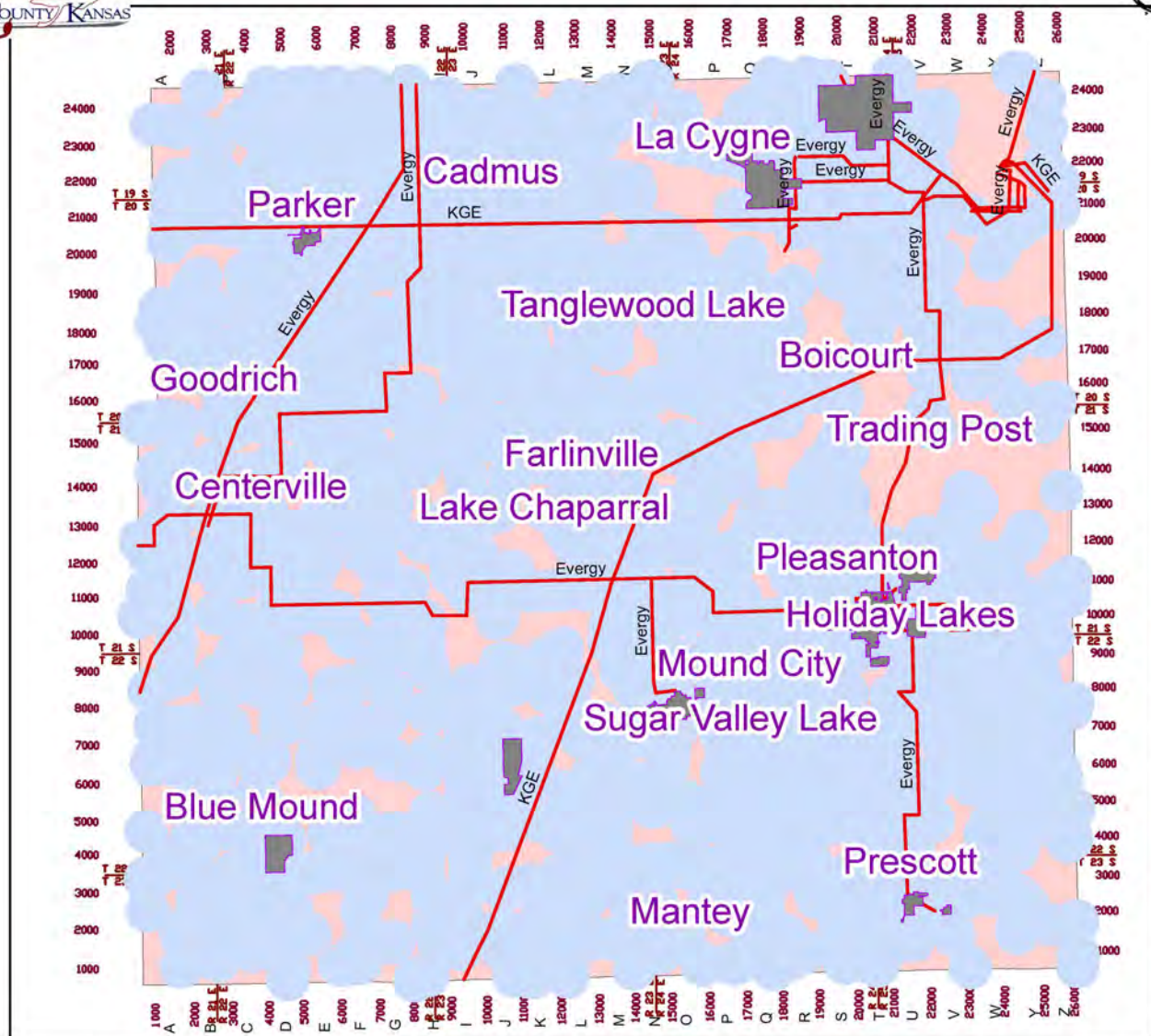


SOLAR PANELS

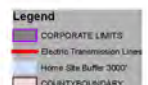
■ Favorable ■ Not Favorable ■ No Opinion ■ Need More Info



Potential Wind Turbine Areas



Provided by the Linn County GIS Mapping Dept.
For taxing purposes only.
Not intended for conveyance,
nor a legal survey.



To be used as reference, this map illustrates the areas (in pink) that are located farther than 3,000 feet from any residence, as well as existing electric utility lines. Kansas currently has no statewide rule on setbacks that govern wind turbine development. A setback is the distance a wind turbine must be from something else —roads, homes, a neighbor's land. Enacted setback regulations differ by county but generally range from 1,000 - 2,500 feet from homes not participating in the project.

Zoning regulations governing wind turbine development in Linn County should be prioritized and incorporate additional restrictions such as the permit approval process, tower height, shadow flicker, and noise including low frequency sound. A citizen task force is recommended to work with the planning and zoning commission to develop the specific wind energy ordinance.

OBJECTIVE 3

Encourage the efficient use of land and focus development in areas already served by utilities.

Actions

- D.3.1** Direct future development in appropriate areas as per the Opportunities Map (page 33).
- D.3.2** Encourage the conservation of existing natural and agricultural areas.
- D.3.3** Encourage infill development in areas with infrastructure.
- D.3.4** Cluster future development adjacent to similar development.
- D.3.5** Evaluate and prioritize new development proposals based upon the Comprehensive Plan Goals and Objectives.
- D.3.6** Amend current zoning districts and regulations to support the Comprehensive Plan and Future Land Use Map (page 31).

OBJECTIVE 4

Reform the local development process so it is clear, concise, and easy-to-follow.

Actions

- D.4.1*** Establish a building inspection system that ensures new or rehabilitated structures outside of city limits must adhere to minimum standards established by the County.
- D.4.2** Establish a penalty system that enables prosecution of building code violators.
- D.4.3** Develop a homeowner permit program to perform work on own property and buildings as part of the inspection process.

Priority actions are indicated with an* after the number.

LIFE SAFETY CODE

The Life Safety Code (NFPA 101) is a standard that addresses construction, protection, and occupancy features necessary to minimize danger to life from the effects of fire, including smoke, heat, and toxic gases created during a fire. The standard does not address the general fire prevention or building construction features that are normally a function of fire prevention codes and building codes.

GOAL E: ACCOUNTABILITY

Elected officials and decision-makers throughout the County regularly use the comprehensive plan to guide development and funding priorities.

OBJECTIVES

1. Encourage cooperation in land use planning among local units of government.
2. Facilitate public participation in the comprehensive plan to review progress on each goal, celebrate major accomplishments, and reevaluate community priorities.
3. Actively identify and apply for external funding opportunities to achieve the goals of the comprehensive plan.

OBJECTIVE 1

Encourage cooperation in land use planning among local units of government.

Priority actions are indicated with an* after the number.

Actions

E.1.1* Create a County Administrator position.

E.1.2 Conduct quarterly meetings with representatives from each community.

E.1.3 Leverage financing and funding opportunities for joint projects that will benefit the county as a whole.

E.1.4 Compile land use data countywide and make available to the public via GIS online.

E.1.5 Encourage the development of comprehensive plans in all cities.

E.1.6 Coordinate throughout the County to identify opportunities for land banking properties.

LANDBANKING

Landbanking is the practice of governmental entities or nonprofit corporations, aggregating parcels of vacant, abandoned and tax delinquent properties for future sale or development into productive use.

OBJECTIVE 2

Facilitate public participation in the comprehensive plan to review progress on each goal, celebrate major accomplishments, and reevaluate community priorities.

Actions

- E.2.1** Hold an annual public hearing at the Planning & Zoning Commission to inform revisions and amendments to the comprehensive plan.
- E.2.2** Conduct and publish a formal status report update to the public every five years that tracks progress toward the community's vision after the plan has been adopted.
- E.2.3** Provide adequate training for those involved in the decision-making process regarding planning and zoning issues.

OBJECTIVE 3

Actively identify and apply for external funding opportunities to achieve the goals of the comprehensive plan.

Priority actions are indicated with an* after the number.

Actions

- E.3.1** Create county-level funding to guide growth and encourage implementation of the Comprehensive Plan.
- E.3.2*** Align funding opportunities (grants, state and federal funds, local funds) with the comprehensive plan goals and priorities.
- E.3.3** Balance requests for immediate infrastructure needs with long-term visioning projects.
- E.3.4** Develop a five-year Capital Improvements Plan and Maintenance Program to forecast future public improvements and facilities in the county.



IMPLEMENTATION

Photo by Fred Kautt

Strategies

This Comprehensive Plan is intended to be used on a day-to-day basis to guide the work of the Linn County Planning Department, Planning and Zoning Commission, other County agencies, and a range of other organizations with a stake and an interest in seeing the plan's recommendations come to fruition. Following is a summary of how decisions and processes should align with the goals, objectives and actions of the plan.

Capital Improvements

Capital Improvement Plans (CIPs) for the County and local jurisdictions should be consistent with the plan's actions. This includes decisions about the provision of utilities, as a key focus of this plan is to encourage development where utilities already exist or are easily accessible.

Economic Incentives

Economic incentives should be considered and prioritized relative to their consistency with the plan's actions and geographic areas of need identified in the plan.

Development Approvals

Administrative and legislative approvals for development proposals, including residential subdivisions subject to subdivision regulations, may be pursued as a means of implementing the plan. Decisions by planning entities should reference relevant Comprehensive Plan actions, the Opportunities Map and the Future Land Use Plan.

Private Development Decisions

Property owners and developers should consider the goals, objectives and actions of the plan in their land planning and investment decisions. Public decision makers can use the plan as a guide whether private development is meeting the needs and aspirations of the County.

Annual Work Programs

Individual departments, administrators, boards and commissions should be cognizant of the actions of the plan when preparing annual work programs and budgets. It is recommended that an annual report to the community regarding progress on the plan is conducted.

Implementation Tools

Revisions to existing tools for implementation, including zoning and subdivision regulations, should be made in accordance with the Comprehensive Plan. Consideration of any potential new regulatory or non-regulatory tools should also reflect the plan's recommendations. This work will be led by the Linn County Planning Department in conjunction with the Planning and Zoning Commission.

Tracking Worksheet

The following table provides more information on each community action including timeframes for completion or initiation and identification of a lead coordinating body. It is intended to be used for tracking recommendation implementation over time.

TIMEFRAME KEY

O = Ongoing
 S = Short term (0-3 years)
 M = Medium term (4-7 years)
 L = Long term (8-20 Years)

Priority Actions

CODE	ACTION	TIMEFRAME
D.2.1	Update zoning regulations to include design review standards for industrial wind turbine and commercial solar array development in limited zoning districts.	S
E.3.2.	Align funding opportunities (grants, state and federal funds, local funds) with the comprehensive plan goals and priorities.	O
A.1.1.	Conduct a broadband feasibility study to identify household service needs.	S
B.2.1.	Create a strategic economic development plan.	S
C.3.1.	Expand the County Trail System for hiking, biking, horseback riding, ATV/UTV use.	M
D.4.1.	Establish a building inspection system that ensures new or rehabilitated structures outside of city limits must adhere to minimum standards established by the County.	L
B.3.1.	Identify new opportunities to support “family farms,” including an awareness campaign about their changing nature.	S
C.2.3.	Create an aging in place strategic plan addressing topics such as housing, services, recreation, volunteerism, and health.	M
A.3.4.	Partner with KDOT to upgrade K-152.	M
E.1.1.	Create a County Administrator position.	M

GOAL A: MOBILITY & INFRASTRUCTURE

Objective 1. Provide high-speed, broadband internet access that meet the needs of the unserved or underserved areas of the County.

CODE	ACTION	TIMEFRAME
A.1.1.	Conduct a broadband feasibility study to identify household service needs.	S
A.1.2.	Identify target areas for broadband service expansion. Ensure adequate utility easements are provided.	S
A.1.3.	Secure grant funding for broadband service construction and solicit vendors.	M
A.1.4.	Create a Linn County Digital Literacy Initiative.	M
A.1.5.	Provide internet access in public venues throughout the County.	M

Objective 2. Improve access to high-quality drinking water, particularly in times of emergency.

CODE	ACTION	TIMEFRAME
A.2.1.	Convene an annual meeting of all water providers in the county.	S
A.2.2.	Develop a strategic plan for water resources, including emergency water system.	M
A.2.3.	Secure technical assistance grant funding to upgrade facilities.	M

Objective 3. Support well-connected and well-maintained roads that effectively transport people and goods while minimizing flooding and promoting public safety.

CODE	ACTION	TIMEFRAME
A.3.1.	Conduct a roadway conditions study.	S
A.3.2.	Secure funding to enact roadway improvements including flood control measures.	M

IMPLEMENTATION

CODE	ACTION	TIMEFRAME
A.3.3.	Create a countywide standard for paving existing gravel roads.	S
A.3.4.	Partner with KDOT to upgrade K-152.	M
A.3.5.	Monitor and correct unsafe intersections, roadway segments, and railroad crossings.	O
A.3.6.	Identify the mobility needs of the broader community.	M

GOAL B: ECONOMIC GROWTH & PROSPERITY

Objective 1. Encourage reinvestment in existing industrial areas.

CODE	ACTION	TIMEFRAME
B.1.1.	Target economic incentives to existing industrial areas, including the power plant.	S
B.1.2.	Encourage reuse and rehabilitation of existing industrial structures.	O
B.1.3.	Discourage industrial development in areas lacking infrastructure and access.	O
B.1.4.	Allocate funds to plan and develop the Pleasanton Industrial Park.	S

Objective 2. Create a Linn County Chamber of Commerce.

CODE	ACTION	TIMEFRAME
B.2.1.	Create a strategic economic development plan.	S
B.2.2.	Identify and secure funding to facilitate business development.	M
B.2.3.	Coordinate and provide technical assistance to small businesses.	O
B.2.4.	Assist cities and lake communities with identifying appropriate locations for the development of retail and residential.	O

Objective 3. Support opportunities for entrepreneurship, including agribusiness.

CODE	ACTION	TIMEFRAME
B.3.1.	Identify new opportunities to support “family farms,” including an awareness campaign about their changing nature.	S
B.3.2.	Work with the local K-State Research and Extension office on efforts to strengthen the agricultural production and processing economy.	O
B.3.3.	Ensure all new businesses comply with permitted and conditional uses within appropriate zoning districts.	M
B.3.4.	Support workforce training efforts for specialized industries in growing demand.	S

Objective 4. Maximize the economic impact of heritage tourism and outdoor recreation.

CODE	ACTION	TIMEFRAME
B.4.1.	Create a Linn County Convention and Visitors Bureau as the destination marketing organization for the County.	M
B.4.2.	Maintain an attractive county website with an event calendar and visitor guides.	M
B.4.3.	Implement a transient occupancy tax for hotel, motel, bed and breakfast, and short-term rental sites to increase county revenue.	L
B.4.4.	Showcase local businesses, artisans, etc. at special events such as Dancefestopia.	S
B.4.5.	Encourage beautification along highway corridors.	M
B.4.6.	Support the development of tourism-related businesses and amenities along the US-69 Corridor.	L

Objective 5. Attract new retail options to serve Linn County residents and visitors alike.

CODE	ACTION	TIMEFRAME
B.5.1.	Partner with cities to apply for the Kansas Main Street program for qualifying historic districts to drive downtown revitalization efforts.	M
B.5.2.	Provide support for downtown areas such as façade improvement programs.	M

IMPLEMENTATION

CODE	ACTION	TIMEFRAME
B.5.3.	Support “pop-up,” temporary locations for small scale restaurateurs and retailers, targeting vacant or underutilized properties.	M
B.5.4.	Support the concentration of retail and office space along the US-69 Corridor.	L

GOAL C: QUALITY OF LIFE

Objective 1. Encourage the development of a wide variety of housing options that are affordable and accessible, allowing our elderly to age in place.

CODE	ACTION	TIMEFRAME
C.1.1.	Prioritize senior housing needs including increasing the number of available accessory dwelling units (ADU).	S
C.1.2.	Target government programs and initiatives that encourage the construction of affordable housing or provide assistance for homeownership.	O
C.1.3.	Develop a Linn County Home Rehabilitation Program to assist eligible homeowners and landlords with home repairs and modifications.	M
C.1.4.	Complete a countywide housing assessment that identifies all viable housing and dilapidated structures that should be demolished.	M

Objective 2. Improve support services and access to care for all residents, with special attention to the needs of veterans and active-duty military, the elderly, and youth.

CODE	ACTION	TIMEFRAME
C.2.1.	Partner with schools and healthcare providers to create a training program and more opportunities to provide customized physical care for our elderly and veterans.	M
C.2.2.	Implement mental health services in all schools.	M
C.2.3.	Create an aging in place strategic plan addressing topics such as housing, services, recreation, volunteerism, and health.	M
C.2.4.	Apply to join the AARP Network of Age-Friendly States and Communities to gain access to technical assistance and grants.	S

IMPLEMENTATION

CODE	ACTION	TIMEFRAME
C.2.5.	Convene local leaders and public health professionals to discuss drug addiction and mental health services that are available in the community.	S
C.2.6.	Work with the Health Department and Sheriff's Office to create an Alcohol & Drug Prevention Program to provide community-based substance abuse services.	M
C.2.7.	Encourage partnerships for a cooperative model for affordable childcare services that meet the unique needs of rural childcare. Prioritize opening a childcare center.	S

Objective 3. Expand options for amenities, entertainment, and opportunities for the public to enjoy the County's parks, open spaces and trailways.

CODE	ACTION	TIMEFRAME
C.3.1.	Expand the County trail system for hiking, biking, horseback riding, and ATV/UTV use.	S
C.3.2.	Partner with the Marais des Cygnes National Wildlife Refuge on grant funding to improve public water access and infrastructure improvements.	M
C.3.3.	Develop a countywide strategy to bring additional entertainment opportunities (festivals, temporary markets, etc.) to publicly owned property.	S

GOAL D: LAND USE & DEVELOPMENT

Objective 1. Manage growth and change within the county to balance agricultural, residential, commercial, and industrial needs and provide a strong quality of place.

CODE	ACTION	TIMEFRAME
D.1.1.	Define and designate Environmentally Sensitive Lands in zoning and land use regulations.	S
D.1.2.	Promote the use of conservation easements and transfer of development rights programs to preserve existing rural landscapes.	O
D.1.3.	Adopt Land Preservation Districts to preserve open space, sensitive natural features, and rural community character in residential developments.	M

IMPLEMENTATION

CODE	ACTION	TIMEFRAME
D.1.4.	Encourage acquisition of unique natural features that define rural character as public greenspace.	L
D.1.4.	Take inventory of historic and agricultural structures and assess incentives for rehabilitation.	M

Objective 2. Manage and minimize adverse effects of intrusive developments and land uses.

CODE	ACTION	TIMEFRAME
D.2.1.	Update zoning regulations to include design review standards for industrial wind turbine and commercial solar array development in limited zoning districts.	S
D.2.2.	Institute floodplain management land use and development control measures for preventing and reducing property damage from flooding.	S
D.2.3.	Conduct a master drainage study and create a Stormwater Master Plan and 20-year Stormwater Capital Improvement Plan to identify flood-related risks, vulnerabilities and recommend prioritized capital improvements to mitigate or reverse those risks.	M

Objective 3. Encourage the efficient use of land and focus development in areas already served by utilities.

CODE	ACTION	TIMEFRAME
D.3.1.	Direct future development in appropriate areas as per the Opportunities Map.	O
D.3.2.	Encourage the conservation of existing natural and agricultural areas.	O
D.3.3.	Encourage infill development in areas with infrastructure.	O
D.3.4.	Cluster future development adjacent to similar development.	O
D.3.5.	Evaluate and prioritize new development proposals based upon the Comprehensive Plan Goals and Objectives.	O
D.3.6.	Amend current zoning districts and regulations to support the Comprehensive Plan and Future Land Use Map.	O

Objective 4. Reform the local development process so it is clear, concise, and easy-to-follow.

CODE	ACTION	TIMEFRAME
D.4.1.	Establish a building inspection system that ensures new or rehabilitated structures outside of city limits must adhere to minimum standards established by the County.	L
D.4.2.	Establish a penalty system that enables prosecution of building code violators.	M
D.4.3.	Develop a homeowner permit program to perform work on own property and buildings as part of the inspection process.	L

GOAL E: ACCOUNTABILITY

Objective 1. Encourage cooperation in land use planning among local units of government.

CODE	ACTION	TIMEFRAME
E.1.1.	Create a County Administrator position.	M
E.1.2.	Conduct quarterly meetings with representatives from each community.	O
E.1.3.	Leverage financing and funding opportunities for joint projects that will benefit the county as a whole.	O
E.1.4.	Compile land use data countywide and make available to the public via GIS online.	M
E.1.5.	Encourage the development of comprehensive plans in all cities.	L
E.1.6.	Coordinate throughout the County to identify opportunities for land banking properties.	L

Objective 2. Facilitate public participation in the comprehensive plan to review progress on each goal, celebrate major accomplishments, and reevaluate community priorities.

CODE	ACTION	TIMEFRAME
E.2.1.	Hold an annual public hearing at the Planning & Zoning Commission to inform revisions and amendments to the comprehensive plan.	O
E.2.2.	Conduct and publish a formal status report update to the public every five years that tracks progress toward the community's vision after the plan has been adopted.	M
E.2.3.	Provide adequate training for those involved in the decision-making process regarding planning and zoning issues.	O

Objective 3. Actively identify and apply for external funding opportunities to achieve the goals of the comprehensive plan.

CODE	ACTION	TIMEFRAME
E.3.1.	Create county-level funding to guide growth and encourage implementation of the Comprehensive Plan.	S
E.3.2.	Align funding opportunities (grants, state and federal funds, local funds) with the comprehensive plan goals and priorities.	O
E.3.3.	Balance requests for immediate infrastructure needs with long-term visioning projects.	O
E.3.4.	Develop a five-year Capital Improvements Plan and Maintenance Program to forecast future public improvements and facilities in the county.	S

APPENDICES



Photo by Fred Kautt

Moving Linn County Forward 2042

Search, Visualize, Create



Comprehensive Plan Update Public Survey Results Summary

June 28, 2021

Background

To begin the process for updating Linn County's current Comprehensive Plan, the County has begun its public participation process through an online survey promoted with a link throughout the community gathering input from June 7 through June 16. The survey contains 24 questions including request for email address and if respondent will agree to be contacted if needed. The results of the survey are being used to plan for the three (3) public input meetings to be hosted by Linn County in Mound City, La Cygne, and Pleasanton from July 19 through July 21, 2021. Survey responses and input received at the public meetings are to guide land use and development to update the Comprehensive Plan and move Linn County forward to 2042.

Survey Response Demographics

From June 7 through 16, 2021, 131 individuals completed the survey with differing number of years living in Linn County, ages, employment status, gross income range before taxes, and providing email, granting approval to contact in future, if needed. The survey responses to six (6) of the 24 questions shows these demographics.

Residence and Time Living in Linn County

Of the 131 survey respondents, 117 reside in Linn County; 10 are secondary residents; and four (4) are not residents. These residents have lived in the County for two (2) to more than 30 years, 41 for less than 10 years (13 for 2-3 years; 10 for 4-5 years; and 18 for 6-10 years), 48 for 11-30 years (18 for 11-15 years; 8 for 16-20 years; and 22 for 21-30 years), and 39 for more than 30 years.

Age

The ages of survey respondents range from 18 to over 74 with 124 age 25-74 years old (30 age 25-44; 69 age 45-64; and 24 age 65-74). One respondent is over the age of 74 years and seven (7) respondents are between 18 to 24 years old.

Employment Status

Ninety-four (94) of the respondents are employed, 73 full-time working 40 or more hours a week, 7 part-time work, and 20 self-employed or home business. Four (4) are homemakers. One (1) is a student. One (1) is other. Twenty-five (25) are retired.

Gross Income Range Before Taxes

The gross income before taxes of respondents ranges between less than \$20,000 per year to \$100,000 or more per year. Fifty (50) respondents' gross income is between \$40,000 to \$99,999 per year with 32 between \$40,000 to \$79,000 per year and 18 between \$80,000 to \$99,999 per year. One (1) respondent has an annual gross income of less than \$20,000. There are 17

respondents with annual gross income between \$20,000 to \$39,000. Thirty-nine (39) have an annual gross income of \$100,000 or more. There are three (3) respondents that do not know their gross income and 22 who declined to answer.

Email Address and Approval to Contact in Future, if Needed

Of the 131 survey respondents, 123 provided an email address of which 110 gave approval to contact in the future for Comprehensive Plan update, if needed. Twenty-one (21) do not want to be contacted by email or asked questions about their survey responses.

Survey Results Summary by Topic Area

From the 131 survey responses received, responses have been reviewed and ranked according to frequency of response being the same or similar in order to group survey results of 18 questions into the following 13 topic areas:

1. Core of Linn County
2. County's Most Important Attribute
3. Linn County's Top Two Strengths
4. Favorite Thing to Do and Favorite Place to Visit in Linn County
5. Description of Linn County's Downtown Area and Activities Like to Have in Downtown Area(s)
6. Three Favorite Places to Spend Time (Outside Linn County), What Like About These Place, and What Linn County Should Do to Become More Like These Places
7. County's Major Source of Employment
8. Effect of Tourism Industry in Linn County
9. Important Buildings and Neighborhoods in Linn County
10. Current Housing in Linn County
11. Types of Development Like to Have
12. Envision Linn County in Year 2042
13. How People Will Get Around Linn County in Year 2042

1) Core of Linn County

Fifty-six (56) respondents consider Mound City, the County seat as the core of Linn County. Next, Pleasanton and along Highway 69 with 11 respondents is considered the core of the County. Some other responses to what is Linn County's core are: agriculture, La Cygne, small towns, Linn Valley, fairgrounds, rich history tied to the Civil War, framed by school district, people interact where they are, designating a core area would indicate other areas of the County are not as important, rural areas are heart and soul of Linn County, and not see the County as having a core which makes planning so difficult, especially with residents working and shopping outside the County.

2) Most Important Attribute of Linn County

The most important attribute of Linn County as ranked as the top 10 based on responses is:

1. The lakes, rivers, and waterways along with their communities and potential for future promotion and growth
2. The natural beauty, scenery, and wildlife for outdoor recreation and enjoyment
3. The history and heritage of the County
4. Agriculture and farms throughout the County
5. Safe rural and small-town atmosphere for peaceful, quiet country living and freedom
6. Affordable land and property
7. Friendly and caring people
8. Good schools
9. Stability of taxation and livability
10. No traffic lights or wind turbines

Other responses correlate to these or only are one response.

3) Linn County's Top Two Strengths

The top two strengths repeated through survey responses in order are:

- Outdoor recreation (lakes, rivers, waterways, fishing, hunting, boating, horseback riding, country driving) and Friendly people and families focused on caring for each other/small town atmosphere/hometown feeling
- Rural lifestyle and quality of life
- Support of schools and Power plant for jobs
- Agriculture and small farms and well-maintained roads and major roadways connecting County to more populated areas

Other responses are for only top two strengths singularly.

4) Favorite Thing to Do and Favorite Place to Visit in Linn County

Respondents primary favorite thing to do is fishing and favorite place to visit is the lakes throughout Linn County, either living there, to go to, or for fishing, hunting, and family get togethers. Secondary favorite things to do are being outdoors, enjoying the peace, quiet, and natural beauty of the County, and taking scenic drives. Secondary favorite places to visit are the parks, community events (fair, rodeo, arts and crafts fair), and libraries. Numerous responses are for specific one things and places.

5) Description of Linn County's Downtown Area and Activities Like to Have in Downtown Area(s)

Survey responses reflect that a downtown area of Linn County is questioned and nonexistent with possibly identifying with Mound City as a downtown area with comments that the towns throughout the County need upgrades and more businesses. In addition, respondents would like to have more community related and social events in the towns, attractions to draw people to a downtown, a facility similar to a YMCA, botanical garden, more shopping, restaurants (cuisine), extensive library, entertainment (music events), and businesses, concerts and band and movie nights in the parks, and hiking trails and amenities the community would use and enjoy.

6) Three Favorite Places to Spend Time (Outside of Linn County), What Like About These Places, and What Linn County Should Do to Become More Like These Places

Survey respondents three favorite places to spend time outside of Linn County and what they like about these places are:

- Elsewhere in Kansas – Fort Scott, Manhattan, Olathe, Overland Park, Paola, Kansas City, Louisburg, Pittsburg, Wichita, Bourbon County, Crawford County, and Johnson County to enjoy shopping, entertainment, sporting events, concerts, wineries, art, walkability, eat, and visit family and friends.
- Out of State of Kansas – Branson, MO, Colorado, Tennessee, Fort Worth, Texas, Cottonwood Falls, Oklahoma, Florida, Wisconsin, Arkansas, Alaska, Ozarks, Idaho, Georgia, Hawaii and Las Vegas, Nevada for change of scenery and lots to do (beaches, mountains, options not in Kansas, visit family and friends)
- Out of U.S. – Bahamas, Jamaica, and Mexico for warm climate and beautiful beaches

Respondents do not want Linn County to become more like these places. Some of the responses highlight the need to:

1. Focus on nurturing and cherishing what Linn County has and building on it through establishing a County focal point in bring residents, families, and businesses to get outdoors and enjoy existing amenities.
2. Incentivize growth of existing and new businesses for people to stay and visit Linn County while preserving beauty and nature and quality of life in a rural atmosphere.
3. Embrace the County as a whole and work to be self-sufficient as if there is nowhere else to go.
4. Work to diversify business, address the vacant buildings throughout the County, and develop infrastructure needed to attract new businesses to offset the loss of the power plant.

5. Define growth and development within the cities.
6. Clean up the County.
7. Increase tourism through destination attraction such as outdoor recreation.

7) County's Major Source of Employment

The major sources of employment in order by number of responses are:

1. Power Plant
2. Government (County, Cities)
3. Agriculture (farms)
4. Schools
5. Small businesses

Responses also mention the commute to metro areas to work.

8) Effect of Tourism Industry in Linn County

Forty-two (42) responses are that the tourism industry in the County has little to no effect with an additional seven (7) respondents referring to tourism as negative. Sixteen (16) respondents did not know its effect in the County. There are 18 responses of needing more tourism as existing tourism is based on two (2) annual events and hunting and fishing and has potential for growth if planned and marketed.

9) Important Buildings and Neighborhoods in Linn County

According to 38 survey respondents, the most important building in Linn County is the Courthouse. The next most important from 31 respondents are the historical sites and buildings including churches, schools, and libraries in Mound City, La Cygne, and Pleasanton. Other buildings of importance of remaining correspondents are Mine Creek, fairground buildings, and the power plant. Neighborhoods are not important other with the lake communities being the exception noted by 15 responses.

10) Current Housing in Linn County

The current housing stock in Linn County is older, substandard, and in need of clean up according to 30 respondents. Twenty- one (21) responses reflect a need for more good rental and affordable housing with 15 responses supporting new single-family housing. There is concern about the amount of vacant housing and need for code enforcement on existing housing. The sparsity and expense along with lack of new affordable single-family housing is noted in 23 responses. Some respondents consider current housing stock to be nice and some do not have an opinion on current housing.

11) Types of Development Like to Have

The types of development respondents would like to have in priority order are:

1. Restaurant (109 responses)
2. Grocery stores (90 responses)
3. Entertainment (85 responses)
4. Mixed-Use development projects (83 responses)
5. Hotels (35 responses)

12) Envision Linn County in Year 2042

Forty-four (44) respondents do not see Linn County much different than it is now in 2021 except for better Wi-Fi and more grocery stores, businesses, and restaurants focused on families and communities as a better version of itself. There are 22 respondents concerned that the County will be stagnant with high taxes where only those with wealth may live due to the loss of the power plant. On the other end of the spectrum, 54 respondents see extensive, almost double growth, as a progressive and vibrant country chic suburb of now metro areas with development centered along Highway 69 and within the existing city areas. There are 11 respondents who do not know what the County will be like in 2042.

13) How People Will Get Around Linn County in Year 2042

Getting around Linn County is not expected to change drastically in Year 2042. According to 93 respondents, people will get around by a vehicle, car (electric or gas) or truck (hover or gas). There are 21 respondents that see people getting around the County the same as now. Only four (4) respondents see mass transit as a way people will get around in Year 2042. Eight (8) did not know and other respondents offered different types of mobility options such as walking, rail service, wheelchair, horses, and autonomous vehicles.

Survey Response Implications for Comprehensive Plan Update

The next phase of the Comprehensive Plan Update public participation process is the input meetings to be hosted by the County July 19 through July 22, 2021. To prepare for these meetings, it is important to consider the following overall implications from the survey response:

- Maintain rural quality of life and uniqueness while balancing future growth tied to natural beauty and environment
- Recognize the County's geographic, economic, and recreational cores as assets for further growth and development
- Build on its assets – lakes, rivers, waterways, agriculture and people
- Develop options for people and community to do from within the County
- Potential for Linn County to become a tourism destination for its heritage and history

and outdoor recreation as part of tourism master plan to develop future assets and amenities to market and grow for economic viability

- Focus on historic sites and buildings preservation
- Address substandard and dilapidated housing
- Plan for affordable and new single-family housing
- Incentivize existing and new businesses
- Recruit grocery stores, restaurants, entertainment, and mixed-use development projects



Linn County Comprehensive Plan Update: Moving Forward to 2042

July 19, 20, and 21, 2021 Public Input Meetings Notes

The July 19, 2021 first of three public input meetings was held at Prairie View High School Performing Arts Center at 7:00 p.m. with 45 (+ or -) attending. Primary public input and comments verbally and written on comment cards focused on:

- **Reasonable Comprehensive Zoning**
 - Use Comprehensive Plan as the long-range plan and blueprint for the future of Linn County to guide the decisions of the elected officials (County Commissioners)
 - Protect the County by managing growth, zoning specific areas of County for recreation and trails and ATV use, designating Highway 69 corridor exits at LaCyne and Mound City as future development growth areas, and defining commercial lot sizes
 - Consider AirBNB zoning and seasonal lot zoning for park homes and campers in to be determined areas of the County
 - Ensure quality development within lake communities
- **Reliable Cell Phone and Improved Internet/Broadband**
 - meet the needs of the underserved or unserved areas of county
 - provide fiber to the home
- **Industrial Wind Development**
 - Opposition to industrial wind development
 - An implied need for zoning or land development regulations to address industrial wind development, its life cycle issues and property siting for leasing as well as protecting non-participating landowners (comparable to signage ordinance)

- **Power Plant**
 - Priority issue to do whatever can to keep the power plant operational
 - Future shuttering of Evergy power plant units 1 and 2 and impact of passage of HB 2072 incentivizing shut down through subsidies provided for solar and wind development profit from reliable, affordable renewable energy
- **Watershed Management**
 - Address flooding and stormwater drainage from where water is coming from, particularly along County Road 152 and the need to build up the road between LaCygne and Prairie View
- **Community and Economic Development**
 - Diversify the economy with more business growth and jobs through tax breaks to businesses
 - Target marketing for more restaurants and grocery stores and more County established entities such as hospital, aquatic center, and vocational trade center located throughout the communities
 - There are too many scrap businesses
 - Recognize employers as important to give people a reason to move here (Would the island be able to annex to help business?)
 - Plan for water infrastructure in more rural areas of community
 - Remove Meth Watch Signs
 - Improve LaCygne park area for recreation
 - Retain Mound City lake
 - Address Mound City area locations for car wash and swimming center
- **Housing**
 - Provide diversified housing stock
 - Clean up dilapidated structures
 - Incentivize individuals to purchase dilapidated properties
 - Develop a grant program to fix up historic buildings

The July 20, 2021 second public input meeting was held at Pleasanton High School gymnasium at 7:00 p.m. with approximately 55 people attending. Areas of common focus from public input and comment are:

- **Reliable Cell Phone and Improved Internet/Broadband**
 - be affordable
 - promote remote work and education
- **Industrial Wind Development**
 - Review pros and cons and set parameters
 - Not allowed to be located within a mile of a residence
 - Question moratorium and what it means for future
- **Power Plant**
 - Develop plan to replace lost revenue
- **Housing**
 - Focus on cleanup of dilapidated properties
 - Offer tax incentives for new housing development
 - Work in partnership with cities to address highway corridors and main streets
- **Community and Economic Development**
 - Support existing businesses, developers, and places in County (support what matters to residents)
 - Incubate businesses to grow such as carousel manufacturing
 - Review infrastructure and business promotional incentives of tax abatement and existing HUB zones to recruit businesses and create jobs while working closer with cities
 - Determine what needs to be done to attract larger businesses for job creation
 - Recruit young entrepreneurs
 - Create brand with attractive entrances and signage
 - Update and enhance existing codes and infrastructure
 - How to support economic development with County position being parttime

Other areas of public input and comments are:

- **Entertainment**
 - Invest in future of kids with facilities such as swimming pool/aquatic center

- Clean up racetrack property to create sport complex
- Consider potential for concerts and events to host at race track no longer happening throughout state such as Sundown Salute
- promote and support existing events and festivals as way to grow businesses such as restaurants, antique shops, and thrift stores
- **Tourism**
 - Attract more tourists through golf course, putt-putt, bike trails, sports and entertainment venues, shooting ranges, guide hunting and fishing
 - Promote and focus on history of County
- **Growth Management**
 - Focus development near or around lake communities and Highway 69 corridor
- **Services for Elderly**
 - Address needs and services for aging population including nursing home
- Distribution of county taxes to cities (how done)
- **Reopen online survey for additional public input** (report on what area of County 117 residents responding live)
- **Do not settle for status quo**

[Note: One of the meeting attendees is interested in serving on the Citizen Advisory Committee and provided contact information on comment card being shared with County for County Commissioners to consider appointment to Committee]

The June 21, 2021 third public input meeting was held at Jayhawk Linn High School gymnasium at 7:00 p.m. with more than 60 people in attendance. Public input and comments of similar feedback from the prior two meetings are:

- **Reliable Cell Phone and Improved Internet/Broadband**
 - Figure out how to become a virtue more mobile usage community
 - Have shared cell towers
- **Industrial Wind Development**
 - Adopt zoning and/or ordinance now

- Consider half mile setback to deter wind turbines from being in County (some in favor to offset loss of power plant revenue and oppose due to impact on natural beauty, assets of County, and potential for new home growth)
- **Power Plant**
 - Become a gas plant with pipeline of gas coming from Missouri
 - Have a revenue replacement plan
- **Community and Economic Development**
 - Divided County needs to consider how to share revenue with cities particularly with future development along Highway 69 corridor and at exits
 - Plan for how to promote 14,000-acre game reserve
 - Address land use, public land, and flooding
 - Bring jobs to community for more people living in County to work in County
 - Have a clear understanding of what is acceptable for development in Linn County such as type of retail (clothes, food, auto parts), housing (mobile homes, single family, rental, mixed, other types), businesses
 - Target Linn County to be different and the envy of other counties/communities
 - Develop existing business support and retention program
- **Entertainment**
 - Focus on families and youth, community love of sports and arts for development of arts and sports complex venues
 - Promote anything for people to stay in the County and support community and to also bring people in such as rodeo, pumpkin patch, Christmas tree farm, drive-in theater, expanded arts and crafts fair, County zoo, trap shoot competition, farm show, and fishing tournaments on the lakes with concerts and restaurants on the lakes
 - Develop a recreation center, go cart venue, clay shooting and shooting range and have movie nights or theater
- **Tourism**
 - Work with historical societies and sites to preserve and promote heritage tourism
 - Consider zoning a specific tourism corridor

- Capitalize on history
- Partner with small businesses to grow heritage tourism
- Have heritage days with re-enactments, food of the time and museum hopping
- Capitalize on hunting and fishing
- **Services for Elderly**
 - Address services for the elderly including assisted living and nursing home and stay in place wrap around services
- **Reopen Online Survey**
 - Streamline survey to multiple choice with less questions

Other areas of public input and comment offered are:

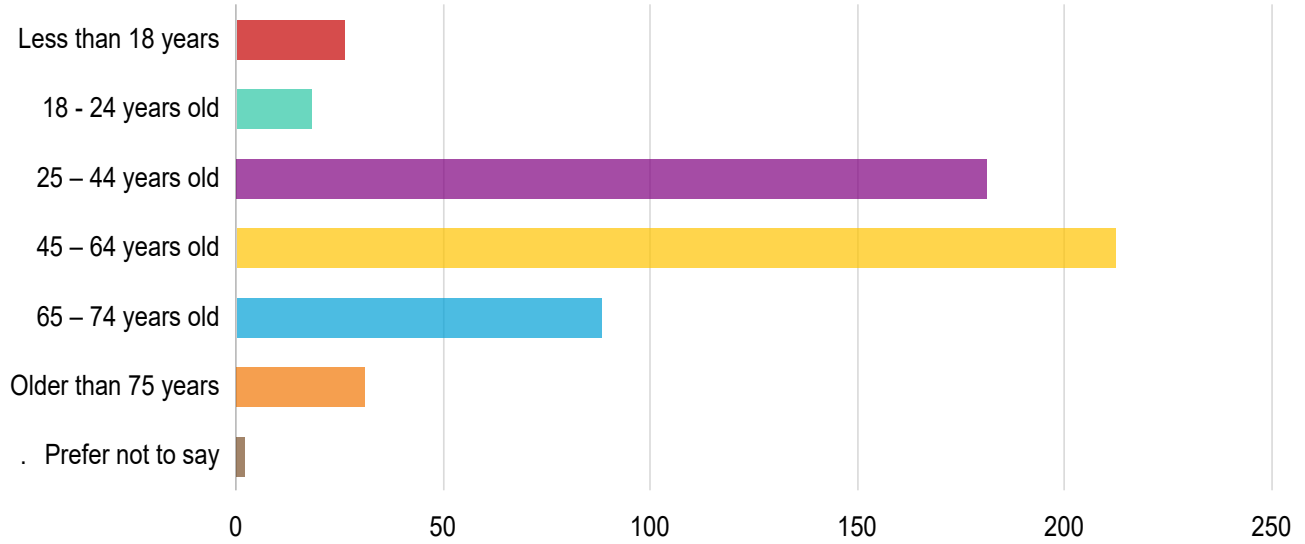
- **Emergency Services**
 - Have adequate ambulance and fire response coverage and alert sirens/communications systems
- **Revenue**
 - Provide public with more information on where County revenue comes from and what plan is to maintain revenue
- **High Fence Hunting Preserves**
 - Draft and adopt ordinance to deter high fences
- **Sale of Lake**
 - Do not sell lake (to pay for jail)
- **Kansas RO2 Program**
 - Question status of County involvement (did County opt out) [if opt in would be able to promote people moving to County]
- **Population Demographics**
 - Distinguish between rural and city populations within County
 - What are the populations of rural and city areas of County
- **Existing Assets**
 - Power Plant, DWSSD #13 water supply, and ISO rating for fire and insurance
- **Golf Course**
 - Be more affordable and inclusive

- **Swimming Pool**
 - Get it fixed for community to use and enjoy or develop new swimming complex
- **Recycling**
 - Develop more incentives to recycle
- **Dilapidated and Vacant Structures and Areas**
 - Clean up community and main streets
 - Address drug usage at lakes

[Note: Specific questions requested by residents to be answered from Comment Cards are being shared with County for response]

Community Survey #2

How Old Are You? *



Answers

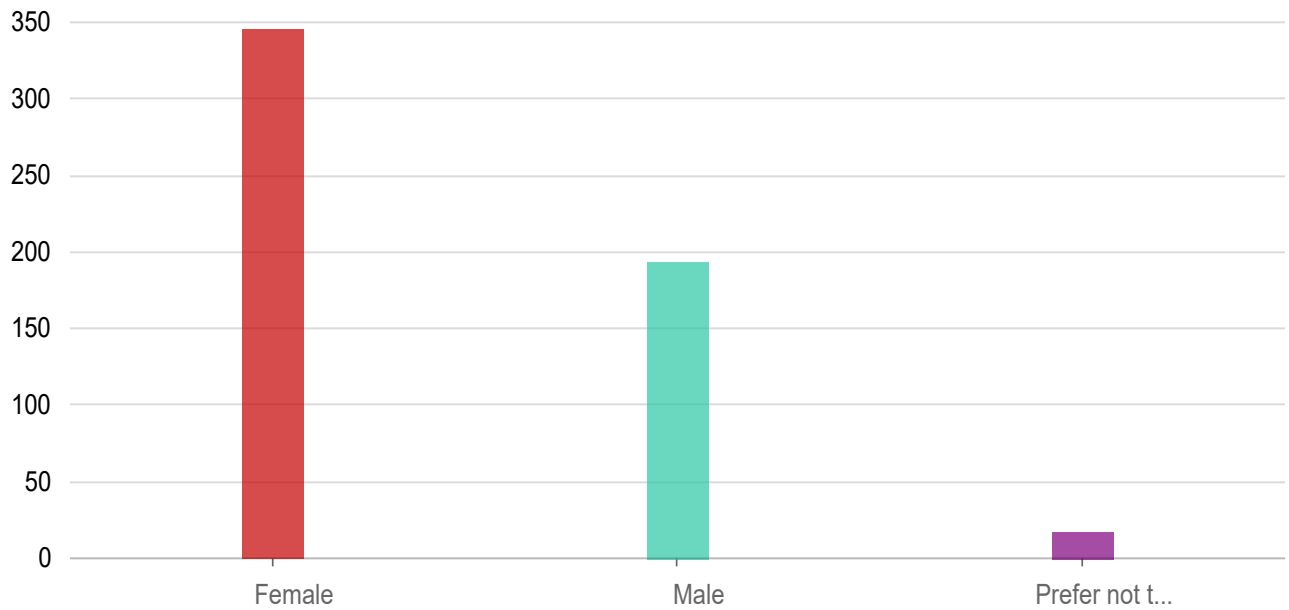
Count

Percentage

Less than 18 years	26	4.66%
18 - 24 years old	18	3.23%
25 - 44 years old	181	32.44%
45 - 64 years old	212	37.99%
65 - 74 years old	88	15.77%
Older than 75 years	31	5.56%
Prefer not to say	2	0.36%

Answered: 558 Skipped: 0

What is Your Gender? *



Answers

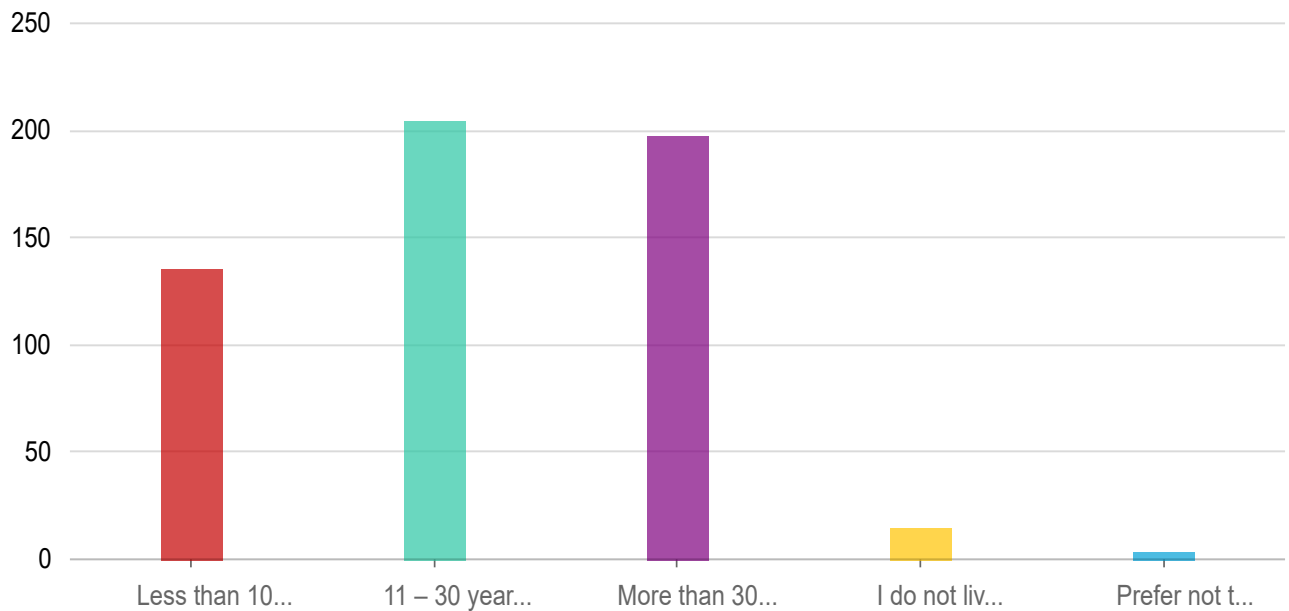
Count

Percentage

Female	346	62.01%
Male	194	34.77%
Prefer not to say	18	3.23%

Answered: 558 Skipped: 0

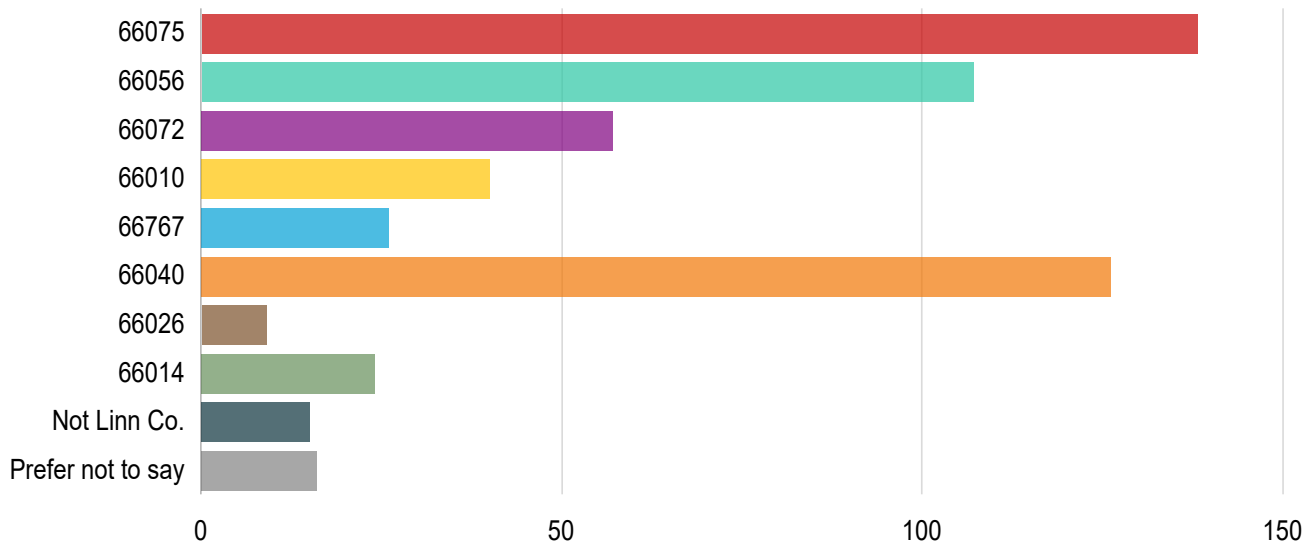
How Long Have You Lived in Linn County? *



Less than 10 years	136	24.37%
11 – 30 years	205	36.74%
More than 30 years	198	35.48%
I do not live in Linn County	15	2.69%
Prefer not to say	4	0.72%

Answered: 558 Skipped: 0

What is your Zipcode (if in Linn County)? *

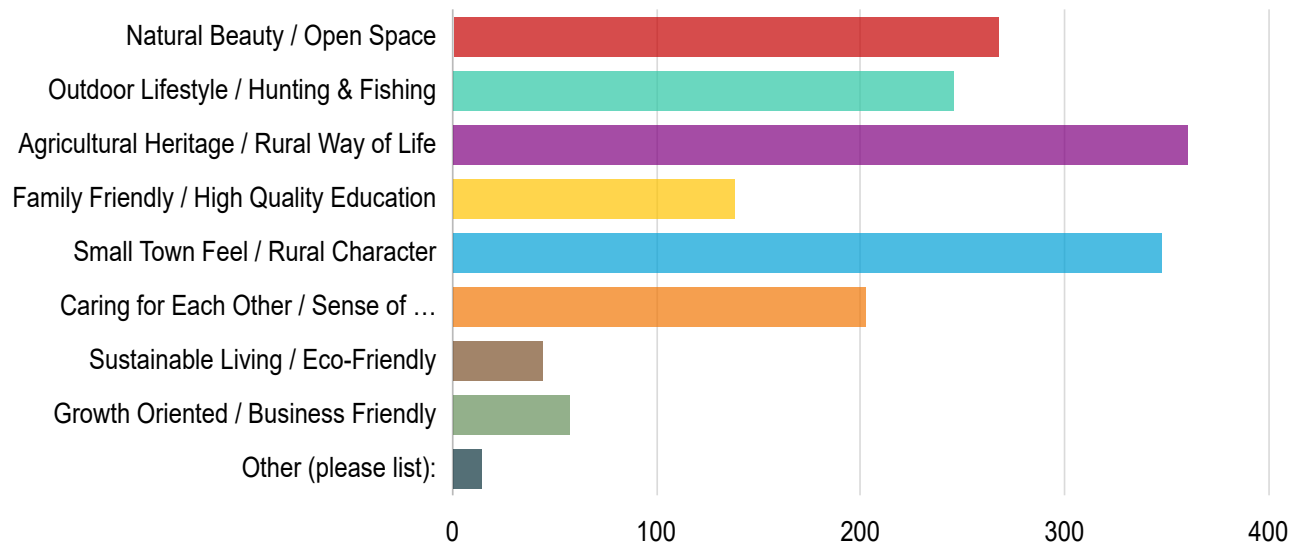


Answers	Count	Percentage
66075	138	24.73%
66056	107	19.18%
66072	57	10.22%
66010	40	7.17%
66767	26	4.66%
66040	126	22.58%

66026	9	1.61%
66014	24	4.3%
Not Linn Co.	15	2.69%
Prefer not to say	16	2.87%

Answered: 558 Skipped: 0

What do you think are the three (3) most important values unique to Linn County? *



Answers

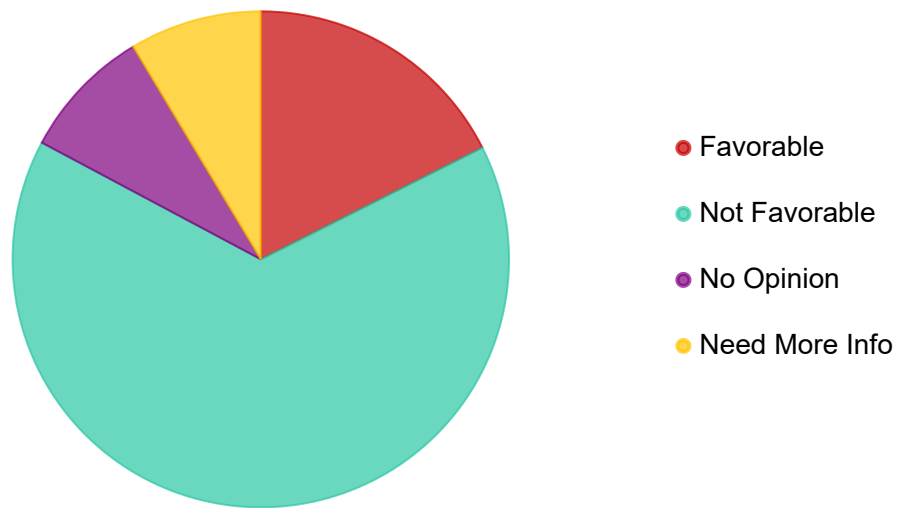
Answers	Count	Percentage
Natural Beauty / Open Space	267	47.85%
Outdoor Lifestyle / Hunting & Fishing	245	43.91%
Agricultural Heritage / Rural Way of Life	360	64.52%
Family Friendly / High Quality Education	138	24.73%
Small Town Feel / Rural Character	347	62.19%
Caring for Each Other / Sense of Community	202	36.2%
Sustainable Living / Eco-Friendly	44	7.89%

Growth Oriented / Business Friendly	57	10.22%
Other (please list):	14	2.51%

Answered: 558 Skipped: 0

What is your opinion about the following emerging issues?

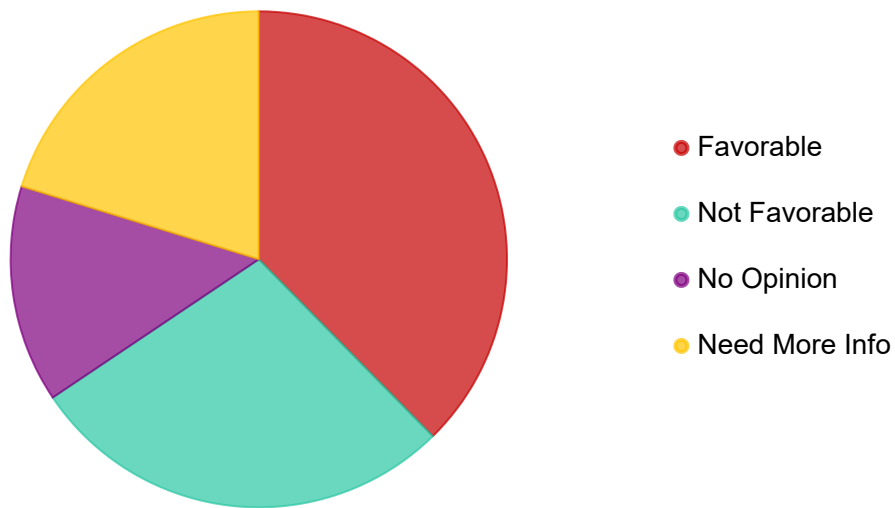
o Wind turbine commercial development in Linn County *



Answers	Count	Percentage
Favorable	98	17.56%
Not Favorable	364	65.23%
No Opinion	48	8.6%
Need More Info	48	8.6%

Answered: 558 Skipped: 0

o Solar panel commercial development in Linn County *

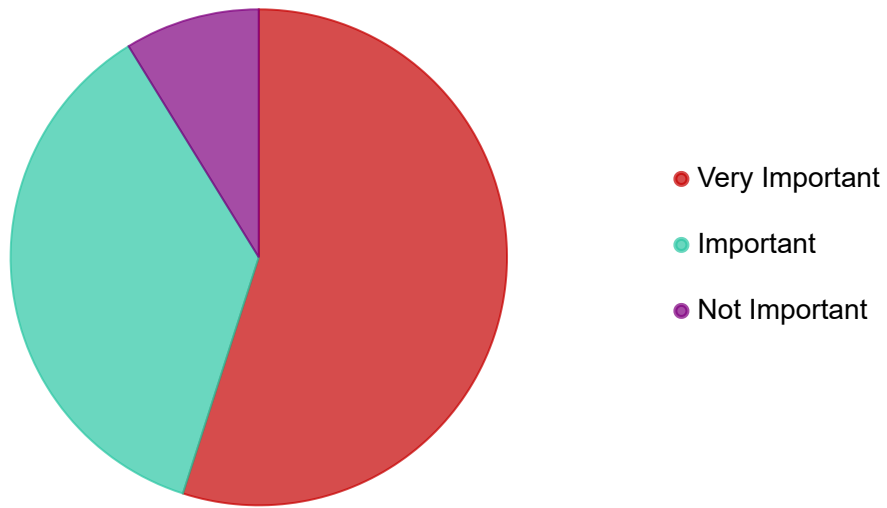


Answers	Count	Percentage
Favorable	210	37.63%
Not Favorable	156	27.96%
No Opinion	79	14.16%
Need More Info	113	20.25%

Answered: 558 Skipped: 0

How important are the following goals for Linn County to achieve in the next twenty (20) years?

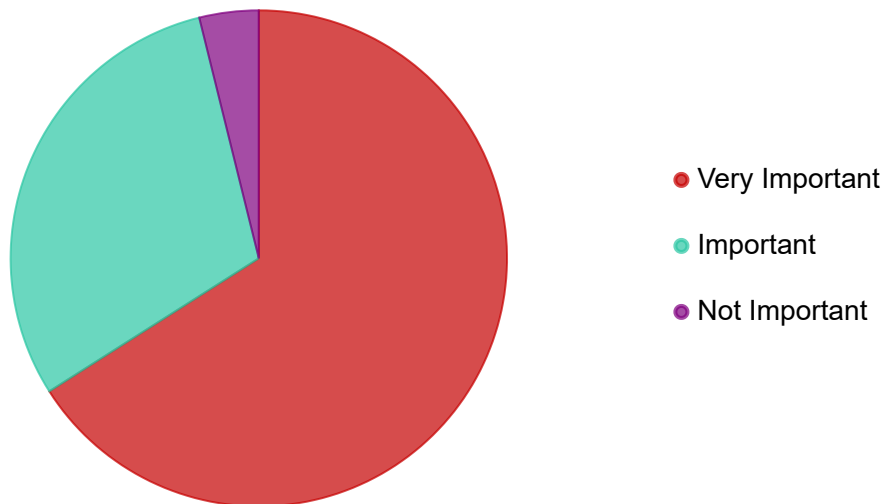
☐ Improve internet access



Answers	Count	Percentage
Very Important	300	53.76%
Important	198	35.48%
Not Important	48	8.6%

Answered: 546 Skipped: 12

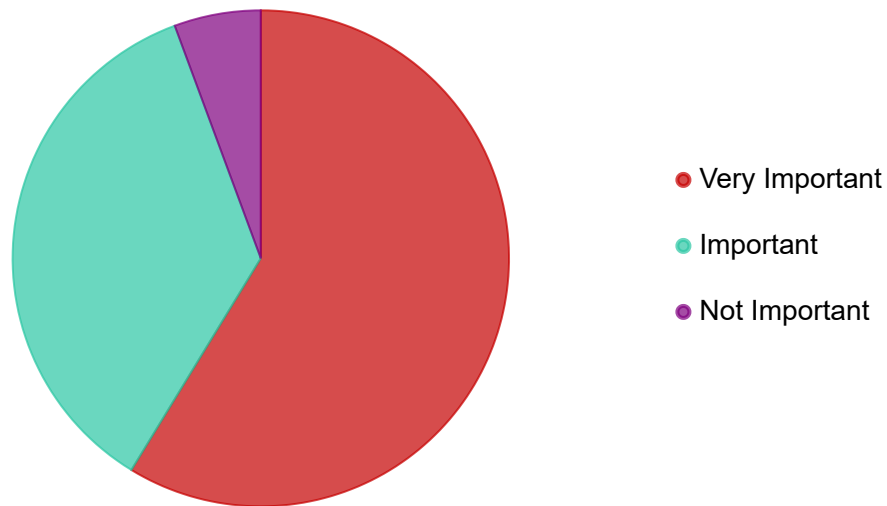
○ Preserve natural beauty and open space



Very Important	359	64.34%
Important	164	29.39%
Not Important	21	3.76%

Answered: 544 Skipped: 14

○ Promote job creation and entrepreneurship

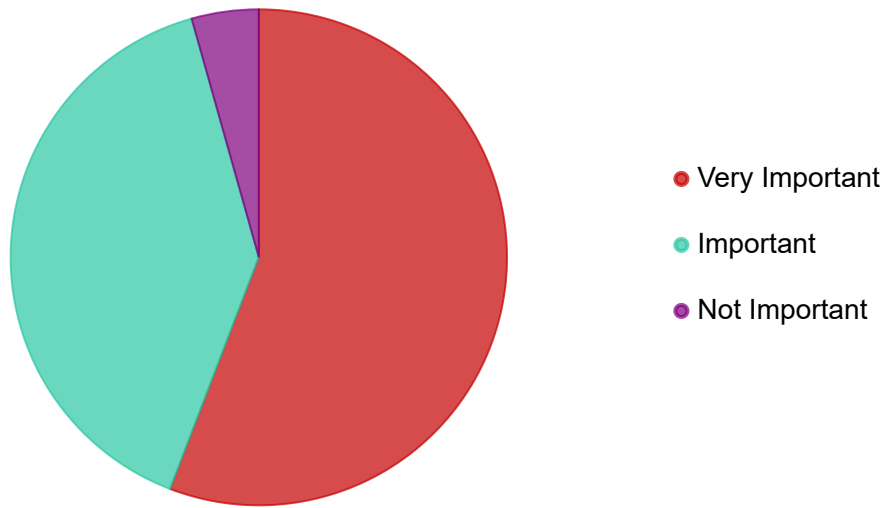


Answers	Count	Percentage
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Very Important	323	57.89%
Important	196	35.13%
Not Important	31	5.56%

Answered: 550 Skipped: 8

○ Improve road conditions and flooding issues



Answers

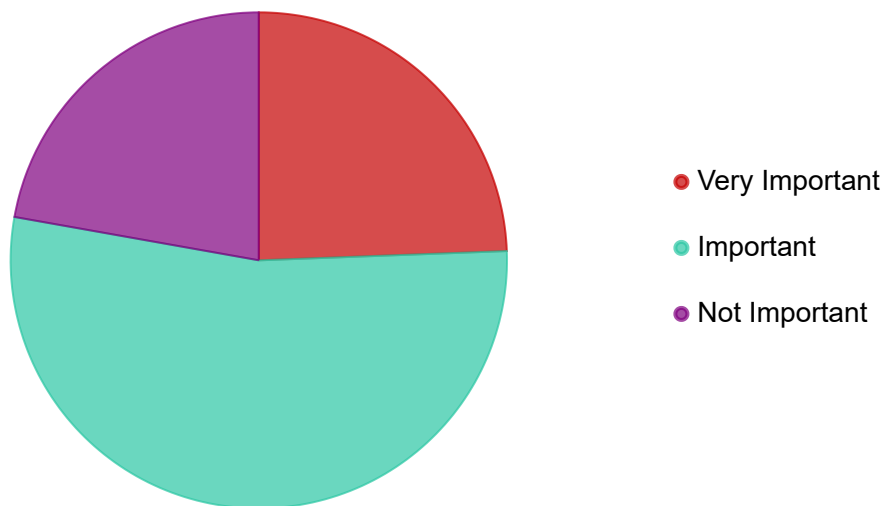
Count

Percentage

Very Important	307	55.02%
Important	219	39.25%
Not Important	24	4.3%

Answered: 550 Skipped: 8

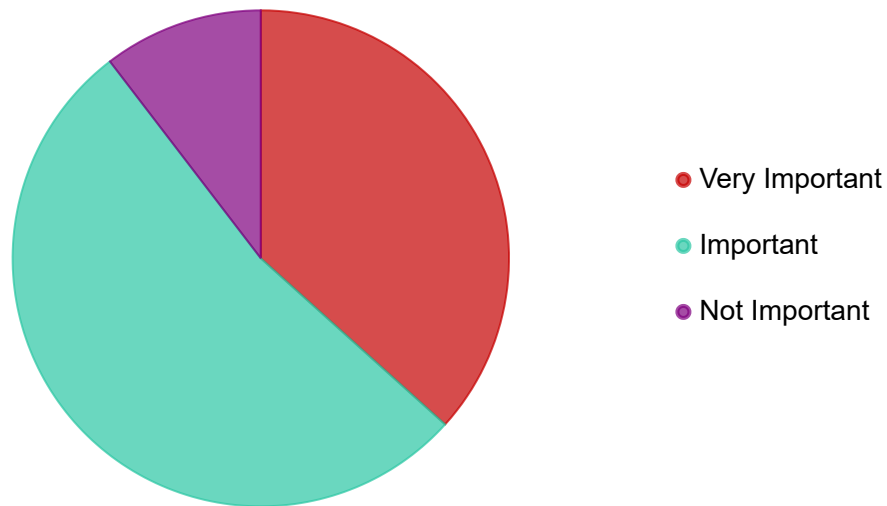
○ Have clear, consistent, and enforced building codes



Very Important	133	23.84%
Important	291	52.15%
Not Important	121	21.68%

Answered: 545 Skipped: 13

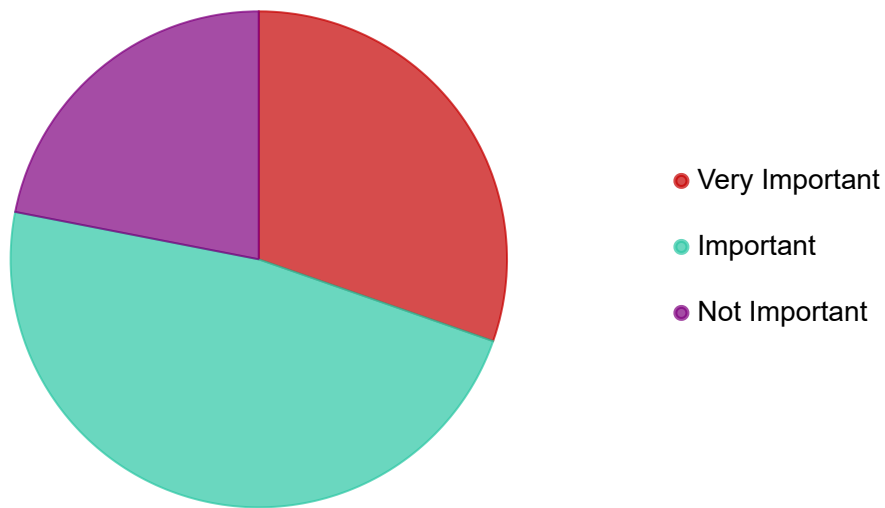
○ **Support a wide range of housing options (particularly for our elderly)**



Answers	Count	Percentage
Very Important	201	36.02%
Important	290	51.97%
Not Important	57	10.22%

Answered: 548 Skipped: 10

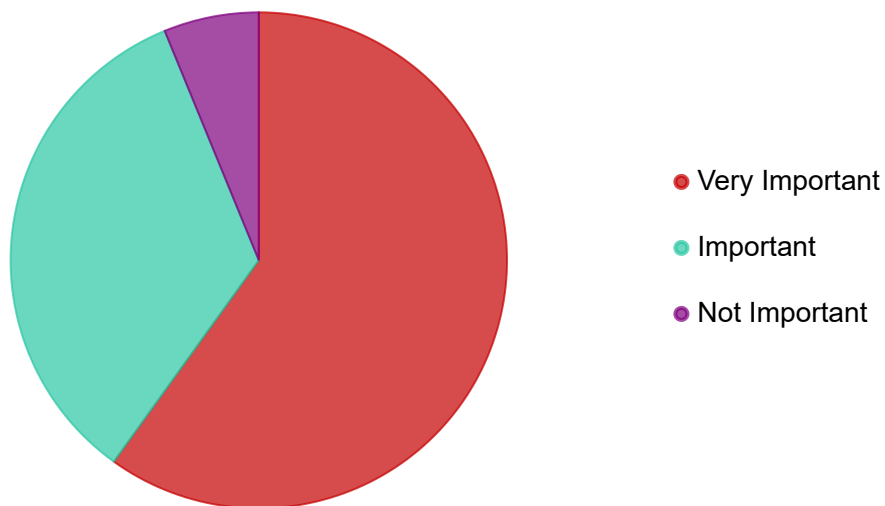
○ **Promote tourism opportunities and community events (outdoor recreation, cultural heritage, etc.)**



Answers	Count	Percentage
Very Important	166	29.75%
Important	261	46.77%
Not Important	120	21.51%

Answered: 547 Skipped: 11

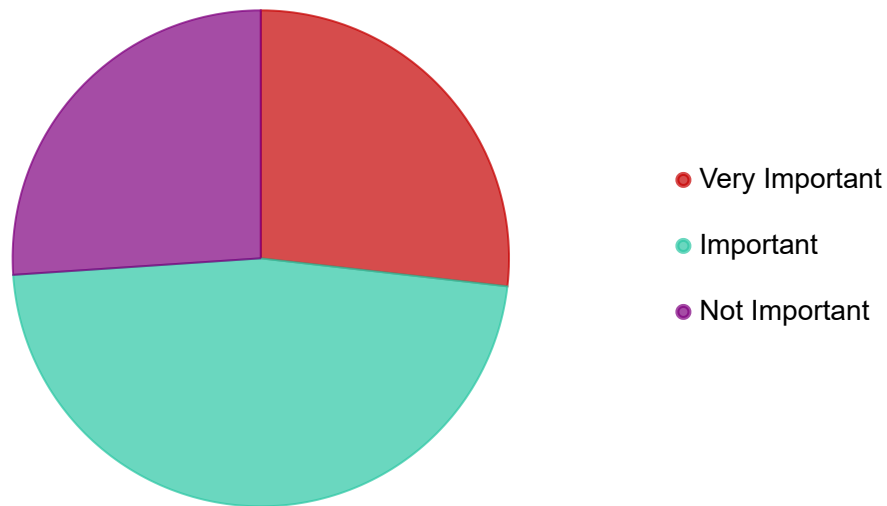
o Improve access to high quality drinking water



Very Important	329	58.96%
Important	186	33.33%
Not Important	34	6.09%

Answered: 549 Skipped: 9

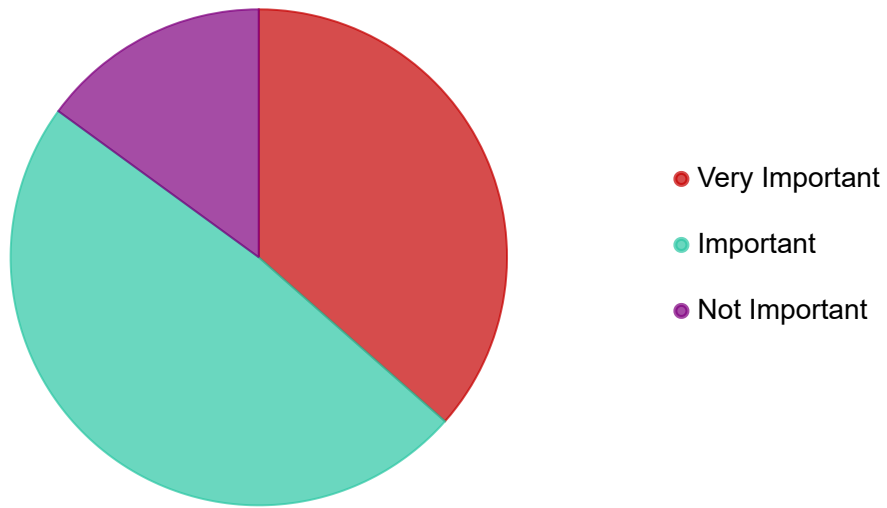
○ **Concentrate new development in clearly defined areas**



Answers	Count	Percentage
Very Important	145	25.99%
Important	255	45.7%
Not Important	141	25.27%

Answered: 541 Skipped: 17

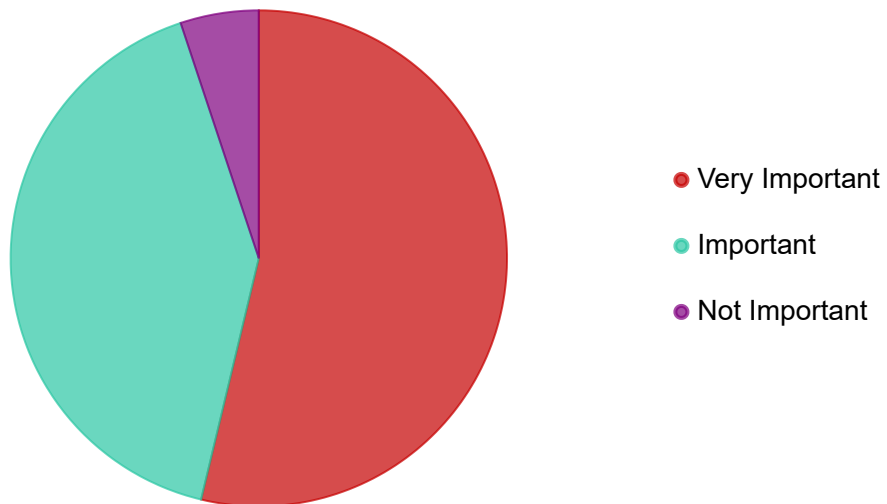
○ **Incentivize home repair programs to fix dilapidated buildings**



Answers	Count	Percentage
Very Important	200	35.84%
Important	266	47.67%
Not Important	82	14.7%

Answered: 548 Skipped: 10

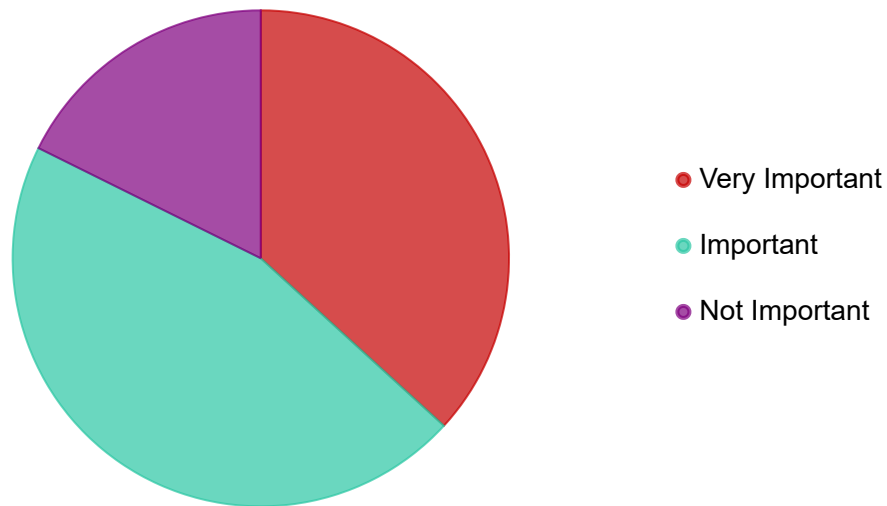
o Improve support services for our elderly and veterans



Very Important	295	52.87%
Important	226	40.5%
Not Important	28	5.02%

Answered: 549 Skipped: 9

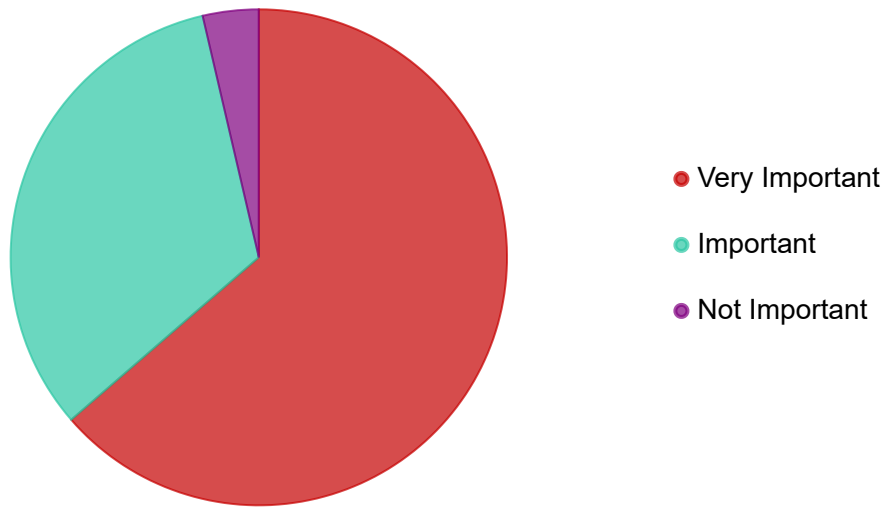
○ **Create more countywide amenities (aquatic center, vocational trade, etc.)**



Answers	Count	Percentage
Very Important	202	36.2%
Important	250	44.8%
Not Important	97	17.38%

Answered: 549 Skipped: 9

○ **Support existing businesses and attract new retail (grocery, restaurant, etc.)**



Answers

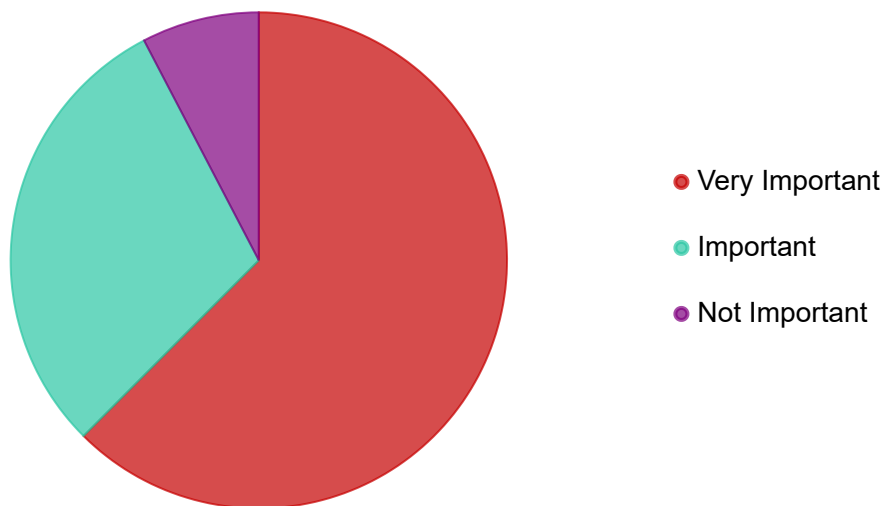
Count

Percentage

Very Important	350	62.72%
Important	180	32.26%
Not Important	20	3.58%

Answered: 550 Skipped: 8

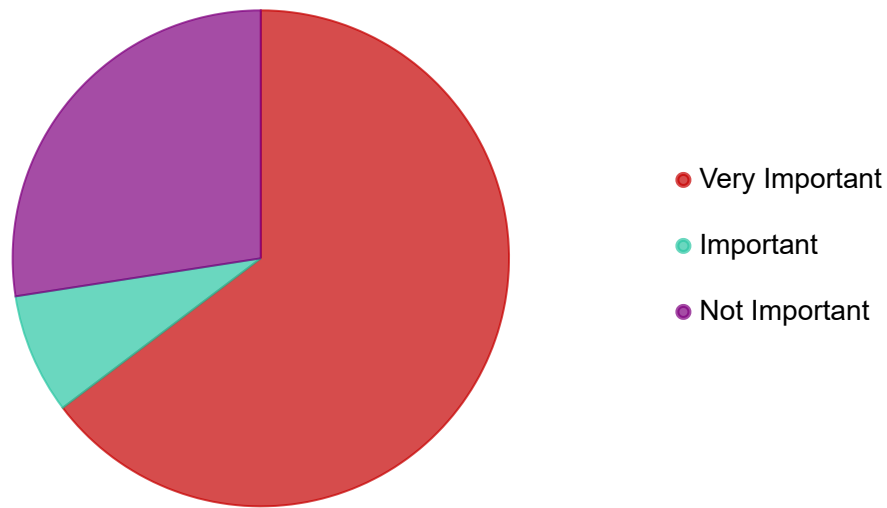
o Extend the life of the power plant and explore strategies to bring additional tax revenue into the county



Very Important	343	61.47%
Important	164	29.39%
Not Important	42	7.53%

Answered: 549 Skipped: 9

Other (please list):

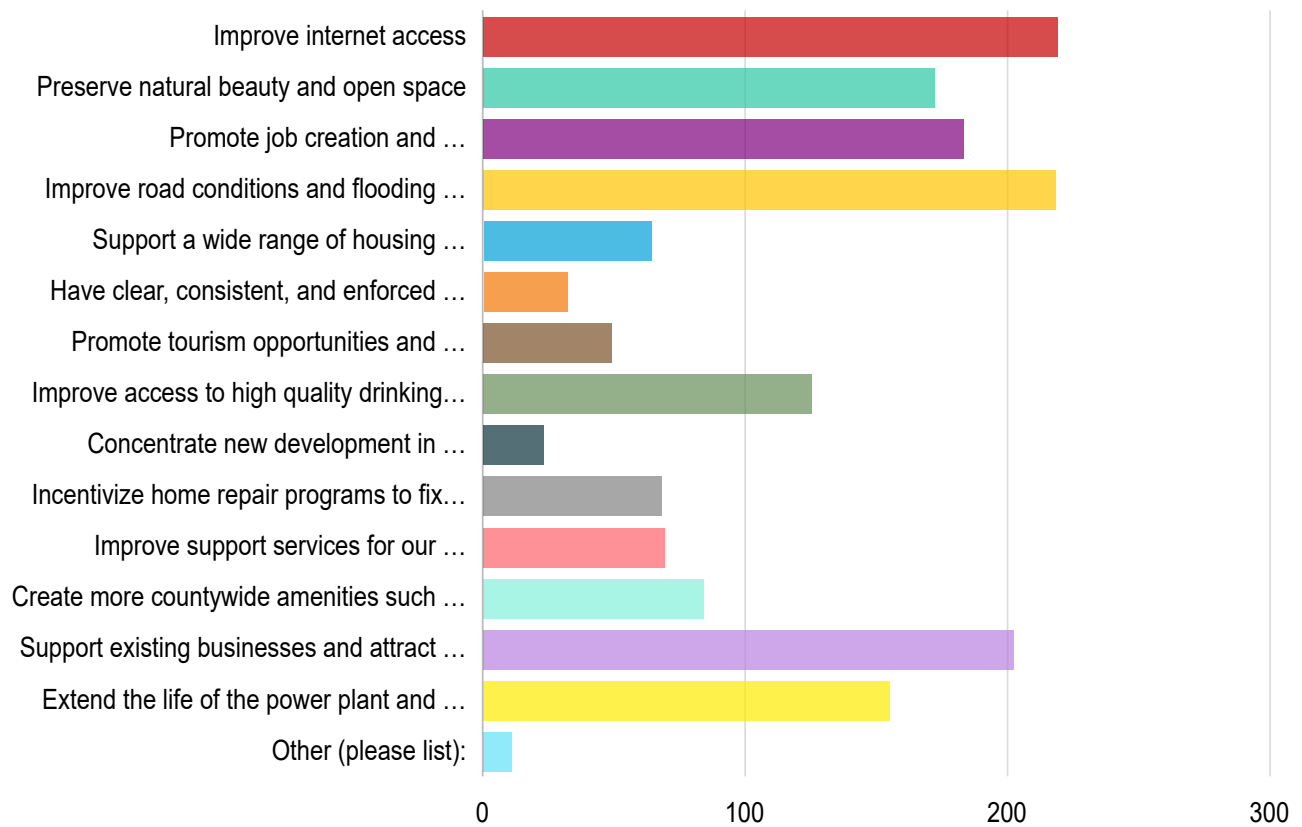


Answers	Count	Percentage
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Very Important	33	5.91%
Important	4	0.72%
Not Important	14	2.51%

Answered: 51 Skipped: 507

What top goals would you like to be achieved within the next five (5) years? *



Answers

Count

Percentage

Improve internet access	219	39.25%
Preserve natural beauty and open space	172	30.82%
Promote job creation and entrepreneurship	183	32.8%
Improve road conditions and flooding issues	218	39.07%
Support a wide range of housing options (particularly for our elderly)	64	11.47%
Have clear, consistent, and enforced building codes	32	5.73%
Promote tourism opportunities and community events (outdoor recreation, cultural heritage, etc.)	49	8.78%
Improve access to high quality drinking water	125	22.4%
Concentrate new development in clearly defined areas	23	4.12%
Incentivize home repair programs to fix dilapidated buildings	68	12.19%

Improve support services for our elderly and veterans	69	12.37%
Create more countywide amenities such as an aquatic center, hospital, vocational trade center, etc.	84	15.05%
Support existing businesses and attract new retail (grocery, restaurant, etc.)	202	36.2%
Extend the life of the power plant and explore strategies to bring additional tax revenue into the county	155	27.78%
Other (please list):	11	1.97%

Answered: 558 Skipped: 0

SURVEY #2 ADDITIONAL COMMENTS

What do you think are the three (3) most important values unique to Linn County?

Elderly care... we need a nursing home.
Would love to live in Linn Valley and work in Linn Valley, but not a position for a nurse unless driving elsewhere. Someday
Government protecting the freedoms of the people

How important are the following goals for Linn County to achieve in the next twenty (20) years?

Improve relationships with schools. More support for the arts. Limit commissioners personal attacks during meetings and focus more on county business.
Make tax distribution from any large entities like the power plant equal among every community not just because it is in a certain school district
Expand private property rights
DO NOT ALLOW WIND TURBINES TO BE ERECTED! IT IS A CANCER ON THE LANDSCAPE AND A TRAP FOR LANDOWNERS FOR GENERATIONS TO COME
Not to have windmills
Safety and health concerns - Paved road access to 169 Hwy through Parker, Centerville area avoiding 2 RR Tracks .
We need a hospital
Improve resources for our disability community . We have a large number of children that will soon be adults with disabilities
Preserve our waterways, make public access to the River, green spaces between waterways and crops, guidelines for feedlots
We are already being taxed to death in a very underhanded way.
It's very important to let others know about the 30x30 land grab. Keep windmills out!
I would like for the lots to be able to be combined to promote keeping the natural beauty and paying 1 HOA....
health care - Emergence facility or small hospital
We would love to have more dedicated nature trails for biking, hiking etc. in the county
Nursing home is needed
Need housing for the elderly like assisted living places.
Control noxious weeds growing on right of ways.
We need industrial business, not retail. Build a foundation from the industrial businesses that don't need local money to survive. People move here to work at industry, build homes, spend money. As the money and people start moving, THEN look at retail.
If we are promoting natural beauty...the power plant is an eye sore.
Mental health/drug alcohol rehabilitation
Continue high quality education. How the schools go, so does the communities.
address severe flaws in our schools and justice systms
Enforce legal judgements properly and prosecute violent offenders fully.
We already have great internet service - so I expect the Phone co to keep that up - so just important not very important
Offer tax incentives for development of the business sector and airport.
With the expansion of internet access, we should be promoting work from home business, and employees.
dont sale the lake
Maintain the beauty of our county. Wind turbine farms would be detrimental.
Stop taking public hunting and shooting and giving it free to businesses and taking it from the citizens
Get control of high taxes. Land owners can not sustain the mist taxes n survive
Lower property taxes and increased money in people's pockets for spending
Do NOT allow wind turbine development in Linn County
More stuff for kids and teens to do, bike track, skate park, etc.
Better healthcare
Crack down on crime (stealing and drugs)
Decrease Mound City property taxes
Cut county excess spending
Additional tax revenue into the county
flood mitigation

What top goals would you like to be achieved within the next five (5) years?

Bring in wind development and the massive tax revenue that comes with it
Extensive natural gas access
We need a place for our grandparents to live and not be taken away from their county.
Solar energy with less dependence on power plant
support the local lake communities growth that will bring in additional businesses and income tax dollars
Bring in more retailers.
I think we need more for the youth also. I want to see growth but not like a large city.
Lower property taxes stop oppressing the pour
I would be nice to have a news paper in our county that has fair representation to all the cities in the county.

Please provide any other comments below:

To make this county grow, Everything listed above needs to be updated.
We live in a very fractured county. Each community is great in its own right, but the competition and back-biting that goes on between the communities is deplorable. It has been handed down through the generations and needs to end. We cannot build a future of unity if we don't repair the splintered past. We need to pull together as one county by highlighting the great in each community instead of fracturing the county by dwelling on the differences of each community. What makes each community unique is what makes gives our county a unique strength. It is time to stop building walls and start building a foundation. he greatest obstacle standing in the way of new growth is old cynicism.
The county has to find a way to sustain itself without the revenue of the power plant. We need to be more aggressive in recruiting new business as well as build infrastructure to support those businesses. Being in education I would also like to see a trade school in the county that would offer adult education simultaneously with offering our local high schools trade training opportunities.
Our roads are awful, resources are wasted, and employee turnover is at historic high levels. Poor leadership.
It's imperative to keep the power plant operating and keep wind generators out of Linn County.

It is extremely important to me that we keep our wide open spaces and that I don't look out my back door to wind turbines at any point in our life span. They are not a great option for energy production.
Safety and health concerns for elderly and students transportation. No paved road in Parker , Kansas and Centerville that leads to 169 Hwy and to Hospital without crossing at least two RR tracks. When train is down there is no way to have access except on dirt roads. Firetrucks can't cross RR track n emergency due to trains. Also EMS is also slowed down due to trains.
This master planning effort is much appreciated. Linn County has a tremendous opportunity to differentiate ourselves by capitalizing on the natural beauty in many creative ways that enhance our county in lieu of falling victim to corporations that have no interest in our traditions or our future quality of life.
No large corporations.
For the community events include concerts or street dances.
I would like to see more affordable housing in all communities for all age groups
Help for me on my old home and yard would really help me. I am partly disabled and also have flooding issues in my yard. All things listed sound like improvements but will probably up taxes and prices which I can't afford.
The county is very fortunate to have 2 excellent telecommunications companies (People's and Crawkan) who surpass others in internet access. It would be nice to promote these companies to those contemplating moving here.
We need more housing available as rentals. Hotels for out of town people. More. Clean up Main Street to make more inviting. Housing codes enforced and tickets issued for non compliance. Some place for youth to go such as a boys and girls club or YMCA type place for all ages.
I don't see the connection between an aquatic center and vocational trade. Vocational training attracts new and expanding businesses. We currently have 4 restaurants open for business, 2 more to open soon and an ice cream store to open this fall. We also have a coffee shop on east side of LaCygne. We have approximately 15 places in the county to purchase food to eat.
It is very important to be able to provide for our elderly. Somewhere that they feel safe and can continue living in their community. A place that their family can come and visit them close. And a place for others to be able to enjoy as well. Linn County needs a nursing home!!
I moved to Linn County, specifically LV Lakes, to escape Johnson County, not to become an extension of JC. I believe focus should be concentrated upon what we can do to bolster our current communities instead of trying to become another version of Walmart retail and cookie cutter suburbs. I truly love Linn County and would hate to see it lose its rural life and thus our lifestyles.
When my mother was in a nursing home, I had to travel to see her!!! My fathers health is declining and I would love to put him in his home town into a nursing home! With that being said it would also be nice to not have to travel for work as i am a nurse and this would be a great place to work!!!!
Very supportive of the nursing home in Prescott. It's very needed in Linn County as our elderly are being placed in homes an hour or more from family. It would provide jobs as well as quality care for our elderly population, which is quite large in Linn County.
I have lived in Linn Co for 6 years now and have seen lots of change. Lake communities are growing and bringing in new residents who could become full time if they new their property was protected bringing in new income tax revenue. Lake communities don't feel like they have the support of the county to prosper and succeed. Building codes and enforcement with having people keep properties maintained is important for new business interests. Education should have more technology than agriculture, both are merging and should be taught together, family farms have generational knowledge that can't be taught in the classroom. Hemp production and hemp lumber production would be costly to startup however be a nice long term sustainability of jobs and revenue for the county. Have to both hand in hand to have supply chain and market. Wind and solar energy would be great expansions for the county. County is full of great fishing, expand on fishing tourism.
I was curious about the fuel center that was proposed for the 399th exit and if it will be in the works in the future. After seeing the traffic created by Dancefestopia and the party goers flooding Louisburg after the event I think it would be nice to have some more of that revenue. We also need a 69 HWY North sign coming from the east on 399th. We are in desperate need of fresh food stores or grocery store in Linn County. There should be an incentive out there, which I believe there is but someone should be trying to bring more retail to our county so we can keep our money in the county.
While I would love to see a new grocery store in Lacygne, I would like to keep the rural feel. I moved away from Johnson County to get away from big govt bureaucracy and housing/neighborhood developments. No big box stores that destroy small businesses. Protection of our freedoms & free speech for ALL!! Most of all, free, fair & transparency in our election process.
Our teenagers need a safe and enjoyable place that they are free to visit and "hang out" at. Example, a community center with basketball courts and vending machines or light concessions. A YMCA that has inside pool, basketball courts, tennis courts, weights, etc. With seasonal sports and afterschool programs for children to be supervised by adults. Offer free food drives on a weekly basis for our families to drive through the community center or YMCA to pick up food for their families. Daycare/preschool on site.
In no way should the public pay for a privately own nursing home.
In every aspect and at every level, an Industrial Wind Complex would be a major setback for Linn County's economic development and quality of life. Eastern Kansas counties that have embraced wind energy have suffered dramatically. Driving by them on the interstate is totally different than living in their shadows.
Bringing other industry to Linn County is imperative to the future success and survival of the County. Once the power plant shuts down, we will need new industry to help make up the difference in lost tax revenue to prevent triple taxes and avoid significant reductions in County provided services. To me, this should be our most significant concern and require the most effort and focus to overcome.
Keep the SRO programs in the schools!!!
I love Linn County the way that it is now, which is a big reason for us moving here a couple of years ago. We would love to see it stay the way that it is with some improvements.
That the government would protect the people's freedoms as they a put in to do!!
Pleasanton needs a sit down restaurant.
There is nothing really for kids to do here, it's against the rules to swim at the lake, some patents can't afford to pay for the pool, drugs here are horrible and there are so many pedophiles here.
My husband has lived here his entire life. We would like to see these things in the community.
ABSOLUTELY NO Windmills. They destroy our countries beautiful landscape and, contrary to what is believed to be fact, they will not decrease our electrical rates and are only a viable energy source due to its high government subsidies and stipulations.
Provide better paying jobs
Do something about the stealing in Linn County Cross Roads by Blue Mound. Need stop signs or intersections clear of trees before some one gets killed.
Internet access and job creation go hand in hand
There is no need to sell the Mound City lake to build a splash park." Use the 1/2 cent sales tax that is supposed to be for recreation and build a swimming park so people can go to other towns to swim.
Linn County was a great place to raise my children but as I have become a senior citizen I feel the support service for our elderly are very inadequate.