

CHAPTER 4 – GOALS, OBJECTIVES AND POLICY STEPS

MISSION STATEMENT

The focus of the Comprehensive Plan is to establish the foundation for effective management of development within rural Marion County. To that end, the mission of the Plan is to encourage as much development as possible to occur within the incorporated cities within Marion County. The mission is to provide assurances to the greatest extent possible that development in the rural areas is well planned, does not place undue demands for new or expanded services on tax-supported entities, and will contribute to the maintenance of the agricultural and rural residential nature of the unincorporated part of Marion County.

Goals and objectives for any community are intended to identify the aspirations and intentions of the citizens of that community with respect to various topics or “elements” of the planning process. While some may consider such statements to be “lofty” and of little real value to the present condition; the direction in which a community wishes to grow, both in terms of physical direction as well as social direction, is dependent upon a community’s understanding and acceptance of the “vision” such goals and objectives are intended to define.

In March 2017, the Marion County Planning Commission engaged approximately 30 members of the public in an “Issues and Concerns” exercise intended to elicit the opinion of stakeholders within the community on the various elements of the Plan. Thereafter, the Planning Commission reviewed those comments and spent considerable time developing the goals and objectives stated herein. Each of the stated goals and supporting objectives received considerable thought and were developed with the interests of the citizens of Marion County. It is the intent of the Planning Commission that the goals and objectives stated herein be viewed as a statement of “vision” for Marion County and its future.

The following goal statements and planning objectives are based on a summary of the ideas expressed at the planning charrette session. Responses to each objective are identified in a column entitled “Policy Step.” The plan allows the county to formulate goal statements and policy objectives, then policy steps to take in an action agenda. For each issue and goals/objectives statement, a policy step identifies the entity or group—public or private—that is the appropriate agent for action to implement the plan objectives.

GOALS FOR SOCIO-ECONOMIC DEVELOPMENT

SE-1 GOAL: ENCOURAGE AND EXPAND THE OPPORTUNITIES FOR NEW DEVELOPMENT AND THE EXPANSION OF BUSINESS OPPORTUNITIES WITHIN MARION COUNTY TO PROMOTE QUALITY GROWTH WITHIN THE COUNTY AND ALL OF ITS CITIES.

- **SE-A OBJECTIVE:** Promote the development of new businesses and the expansion of existing businesses to create job opportunities to attract new residents to the county and retain the youth.

TIMEFRAME: On-going

RESPONSIBLE PARTIES: Marion County, all cities, all Chambers of Commerce, Marion County economic development organizations.

- **SE-B OBJECTIVE:** Encourage businesses to look first to the cities within the county for new development locations.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities, Marion County economic development organizations.

- **SE-C OBJECTIVE:** Work with real estate businesses and financial institutions to encourage a competitive real estate market and to enhance the opportunities for a wide variety of development in Marion County.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities, realty companies, lender, builders and developers.

- **SE-D OBJECTIVE:** Promote continuing education and skills training through established outreach programs and other local services and facilities to encourage residents of all ages to continue to live and work in Marion County.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities, Chambers of Commerce, all school districts.

- **SE-E OBJECTIVE:** Continue to use and support local Economic Development resources to enhance Marion County's competitive position in retaining existing and attracting new jobs to Marion County.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities, economic development agencies, Chambers of Commerce, realty companies, lender, builders and developers.

- **SE-F OBJECTIVE:** Promote business and industrial development consistent with the overall quality of life within Marion County, which would benefit the county's economy and not adversely affect the environment. Efforts should focus on supplementing business types already in existence within the county and promoting development of new businesses compatible with the established business and skill base within the county.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities, economic development agencies, Chambers of Commerce, realty companies, lender, builders and developers.

- **SE-G OBJECTIVE:** Assist in the identification of appropriate sites for business and industrial growth and assist in extending public facilities and services to these sites as appropriate or necessary. The primary focus should be to develop sites within the existing cities and not in the rural area of the County so full utility support from the cities may occur and the tax base for the city also grows.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities.

- **SE-H OBJECTIVE:** Develop land use regulations and development guidelines to assure commercial and industrial development receives protection from conflicting land uses when possible. Such regulations and guidelines would serve as a tool to attract new commercial and industrial development to Marion County.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities.

- **SE-I OBJECTIVE:** Develop and annually update a Capital Improvement Plan to outline the priorities for improvements within the county supportive of new business and industrial development, economic growth, and enhancement of the county's overall quality of life.

TIMEFRAME: Budget approval for 2018.

RESPONSIBLE PARTIES: Marion County, all cities.

- **SE-J OBJECTIVE:** Continually evaluate the use of the Enterprise Zone, Neighborhood Revitalization, and all other "economic development" laws, as tools to encourage new development. Where appropriate, adjust the boundaries for these "tools" to maximize their successful implementation.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities.

- **SE-K OBJECTIVE:** Develop regulations that do not unduly restrict mixed-use activities within the county, especially “home-based industries.”

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities.

GOALS FOR HOUSING

HG-1 GOAL: WORK TO ASSURE DECENT, SAFE AND AFFORDABLE HOUSING FOR MARION COUNTY RESIDENTS.

- **HO-A OBJECTIVE:** Promote improvement of the quality of housing in the rural areas of Marion County where substandard quality exists.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County.

- **HO-B OBJECTIVE:** Promote a wide range of housing choices at appropriate locations throughout the county.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities, realty companies, lender, builders, and developers.

- **HO-C OBJECTIVE:** Promote housing types sensitive to the demographic profile of the community. In particular, attention should be paid to the housing needs of a growing elderly population.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities, realty companies, lender, builders and developers.

- **HO-D OBJECTIVE:** Encourage the renovation and rehabilitation of housing units where practical, and the removal of housing units deemed uninhabitable, unsafe, or beyond repair. Utilization of the Neighborhood Revitalization program is encouraged.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities.

- **HO-E OBJECTIVE:** Encourage residential development inside the cities on existing vacant lots or as new residential developments.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities.

- **HO-F OBJECTIVE:** Recognize the use of manufactured homes as an affordable housing solution for many people and seek to locate these units in appropriate locations within the county. By law, Zoning Regulations will accommodate the location of residential-designed manufactured homes throughout the county. The placement of manufactured homes not meeting the residential-designed standards should be sited within established parks or on suitable sites in the rural areas.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities, realty companies, lender, builders and developers.

- **HO-G OBJECTIVE:** Discourage scattered rural housing within the Marion County. Encourage the formation of properly designed rural subdivisions that are supported by adequate infrastructure.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County.

GOALS FOR TRANSPORTATION SYSTEM

TR-1 GOAL: PROVIDE AN EFFICIENT AND SAFE TRANSPORTATION SYSTEM DESIGNED TO MOVE PEOPLE AND GOODS WITHIN AND AROUND THE COUNTY.

- **TRO-A OBJECTIVE:** Promote improvement to traffic flows within and through the county by proper use and development of all the road types.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County.

- **TRO-B OBJECTIVE:** Promote the development and use of alternative modes of individual and mass transportation and the infrastructure necessary to support the same within the county.

TIMEFRAME: ON-GOING.

RESPONSIBLE PARTIES: MARION COUNTY, ALL CITIES, KANSAS DEPARTMENT OF TRANSPORTATION.

- **TRO-C OBJECTIVE:** Ensure that new private development in rural Marion County does not negatively impact the existing transportation system nor place demands for major upgrades to the transportation system in an untimely manner.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County.

- **TRO-D OBJECTIVE:** Discourage unplanned residential development along section-line roads in the unincorporated areas.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County.

- **TRO-E OBJECTIVE:** Promote the enhancement of regional transportation improvements that will benefit the county. Strongly support those major road improvements included in the Kansas Highway Improvement Plan.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities, Kansas Department of Transportation.

- **TRO-F OBJECTIVE:** Establish construction standards within the Subdivision Regulations outlining appropriate requirements for improvements to roads and streets in new subdivisions.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County.

- **TRO-G OBJECTIVE:** Establish guidelines within the Subdivision Regulations for improvements to existing roads and streets impacted by proposed developments, including an impact fee where appropriate.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County.

- **TRO-H OBJECTIVE:** Support the provision of special transportation needs, especially for an aging population, through programs at the county level or by private means.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities, Kansas Department of Transportation, Department of

Aging.

GOALS FOR UTILITIES

US-1 GOAL: PROMOTE THE EXTENSION OF UTILITY SYSTEMS TO PROVIDE SAFE AND AFFORDABLE UTILITY SERVICES TO THE RESIDENTS OF THE COUNTY.

- **USO-A OBJECTIVE:** Encourage the delivery of public water services to as much of the county as practical. Continued development utilizing on-site water supplies is not in the long-term best interest of the county nor its citizens.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities, rural water districts, realty companies, lenders, builders and developers.

- **USO-B OBJECTIVE:** Assure the adequate provision of water and sewer facilities and services in coordination with growth areas identified in the Land Use element of the Comprehensive Plan. Areas beyond the city limits receiving infrastructure improvements from those cities should be considered for annexation to those cities in the near future.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities.

- **USO-C OBJECTIVE:** Update and enhance the Environmental Codes of Marion County to assure the standards and requirements for on-site water and wastewater systems promote the purpose and intent of the Comprehensive Plan.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, Kansas Department of Health and Environment, realty companies, lenders, builders and developers.

- **USO-D OBJECTIVE:** Continue to work with providers to expand and enhance internet service to all area of Marion County. Coupled with this is a commitment to support expansion of infrastructure to enhance cell phone coverage; recognizing there are different providers involved.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, internet and cell phone providers.

Goals for Drainage and Flooding

DF-1 GOAL: PROMOTE THE PROPER MANAGEMENT OF THE DRAINAGE SYSTEMS WITHIN MARION COUNTY, ESPECIALLY IN RECOGNIZED FLOODPLAINS.

- **DFO-A OBJECTIVE:** Identify areas subject to drainage problems and in the floodplain within the county that should be protected from encroachment of new developments consistent with the floodplain regulations.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities, appropriate state agencies, realty companies, lenders, builders and developers.

- **DFO-B OBJECTIVE:** Work with the Watershed Districts within the county to identify and protect breach impact areas below watershed structures once constructed.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, Watershed Districts, Conservation District, rural landowners.

- **DFO-C OBJECTIVE:** Promote "best management practices" in new developments to protect from erosion and sedimentation pollution in surface waters within the county.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, farming groups, realty companies, lenders, builders and developers.

GOALS FOR COUNTY SERVICES AND FACILITIES

CSFG-1 GOAL: PLAN AND PROVIDE FOR THE MAINTENANCE AND EXPANSION OF COMMUNITY SERVICES AND FACILITIES IN MARION COUNTY IN ORDER THAT PROPER DEVELOPMENT IS NOT RESTRICTED AND TO HELP MAINTAIN OR IMPROVE THE LOCAL QUALITY OF LIFE AND STANDARD OF LIVING.

CSFG-2 GOAL: RECOGNIZE THE VALUE OF STRONG PUBLIC SCHOOLS TO THE OVERALL QUALITY OF LIFE WITHIN MARION COUNTY AND SUPPORT THE CONTINUATION OF THE SCHOOLS WITHIN THE COUNTY.

- **CSFO-A OBJECTIVE:** Locate all public and semi-public land uses in accordance with their individual service area requirements, transportation access needs and utility demands in conformance with the Comprehensive Plan.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities.

- **CSFO-B OBJECTIVE:** Promote design guidelines and controls for public and semi-public land uses which insure compatibility with surrounding areas, enhance the values of the natural landscape and serve as examples of the quality of development desired within the community.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities, realty companies, lenders, builders and developers.

- **CSFO-C OBJECTIVE:** Provide parks and permanent green spaces where appropriate in order to meet growing recreational needs, protect floodplains and wildlife habitats, buffer adjacent land uses, and enhance property values.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities, Kansas Department of Wildlife and Parks, builders and developers.

- **CSFO-D OBJECTIVE:** Support the continuation of existing school systems within Marion County.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, Unified School Districts.

- **CSFO-E OBJECTIVE:** Support expansion of programs and services from colleges to provide greater opportunities for continued education and job training for the residents of Marion County.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all school districts, Economic Development organizations.

GOALS FOR LAND USE

LU-1 GOAL: PROVIDE OPPORTUNITY FOR THE ORDERLY AND EFFICIENT DEVELOPMENT OF LAND WHICH WILL ACHIEVE A FISCALLY SOUND AND ENVIRONMENTALLY SAFE COUNTY, WHILE MAXIMIZING COMPATIBILITY AMONG LAND USES.

- **LUO-A OBJECTIVE:** Ensure that future development occurs in a timely fashion and is adequately served by roads and other public facilities and services.

TIMEFRAME: On-going

RESPONSIBLE PARTIES: Marion County, realty companies, lenders, builders and developers.

- **LUO-B OBJECTIVE:** Protect the fiscal position of Marion County by ensuring that future development occurs in a cost-effective manner.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County.

- **LUO-C OBJECTIVE:** Minimize land use incompatibilities and ensure that adjacent developments are comparable in density and quality, thereby providing for a smooth transition between land uses.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County.

- **LUO-D OBJECTIVE:** Coordinate future development with the physical environment, placing a premium upon developing in harmony with existing natural features.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, realty companies, lenders, builders and developers.

- **LUO-E OBJECTIVE:** Discourage new strip commercial development that is not promoted in a unified, consistent manner. Individual lot developments for single purposes that fail to coordinate with adjoining property development should be discouraged.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County.

- **LUO-F OBJECTIVE:** Provide regulatory programs that encourage and reward innovative site planning which reduces costs to the public.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County.

- **LUO-G OBJECTIVE:** Plan for the timely annexation of developed areas adjacent to the existing cities and work toward annexing properties prior to actual development. This will help assure development that is consistent with city standards and will enhance overall property values.

TIMEFRAME: On-going.

RESPONSIBLE PARTIES: Marion County, all cities.