



CHAPTER SIX

PLAN IMPLEMENTATION

This section provides a road map of necessary steps to implement the provisions outlined in the Ellis County Comprehensive Plan.





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LAND USE REGULATION

The primary focus of the Ellis County Comprehensive Plan is providing guidance on the regulations guiding future land use decisions. Some of the land use designations proposed in this document are divergent from the zoning regulations currently in effect in Ellis County. In the long term, it is recommended that the County undertake a review of its zoning to streamline land use regulation and align it with the classifications proposed in the comprehensive plan. In the short term, a table has been included correlating the current zoning classifications to the most appropriate analogue in the comprehensive plan.

PLAN MAINTENANCE

This plan is not intended to be a static document that holds immutable power over land development. It is a set of guiding principles and policies, based on the current needs of Ellis County and its residents and reasonable future projections thereof. While the recommendations and policies proposed are based on a 20-year look into the future, this plan will be most effective when used as the basis for actions in more nimble, finite increments. Therefore, the county should implement an ongoing planning process that uses this plan to develop more detailed year-to-year improvement schedules. Additionally, as industries, development patterns, economies, and public needs change over time, so too must this plan evolve. As such, a part of the ongoing planning process should include an annual evaluation of the plan as it relates to development and infrastructure events of the past year. One model for the annual planning process is as follows:

A Yearly Action and Capital Improvement Program

The Planning Commission and County Commissioners should use the plan to define the annual work programs of policies, actions, and capital investments. Although most of the plans' recommendations are not capital items, this program should be coordinated with the existing Ellis County capital improvement budgeting process. This annual process should be completed before the beginning of each budget year and should include:

- A specific work program for the upcoming year. This program should be specific and related to the county's projected financial resources. The work program will establish the specific plan recommendations that the county will accomplish during the coming year.
- A three-year strategic program. This component provides for a multi-year perspective which can be used to inform the annual work program. It provides a medium-term implementation plan for the county.
- A six-year capital improvement program. This is combined with Ellis County's current capital improvement program and can be used to prioritize budget items within the context of shorter-term implementation programs.

Annual Plan Evaluation

In addition, this process should include an evaluation of the comprehensive plan policies and procedures. This evaluation should occur at the end of each calendar year. Ideally, this evaluation should culminate in a written report that:

- Summaries key land use developments and decisions of the past year and relates them to the comprehensive plan.
- Reviews actions taken by the county to implement plan recommendations during the past year.
- Defines any changes that should be made to the comprehensive plan.

Development Policies and Actions

The following tables present a summary of recommendations of the Ellis County Comprehensive Plan. These recommendations include three key types of efforts:

- *Policies.* These are continuing efforts over a long period of time. In some cases, they might include specific administrative or regulatory actions.
- *Action Items.* These include specific efforts or accomplishments by the county. They generally can be accomplished within the county's operating budget.
- *Capital Investments.* These are more significant projects that will require an outlay of funds from the Ellis County Capital Improvement Budget.

A time frame for implementing each recommendation is suggested. Short-term indicates implementation within 5 years. Medium-term indicates implementation within 5 to 10 years. Long-term indicates implementation within 10 to 20 years.



Figure 6.1: Plan Implementation

	Type	Ongoing	Short	Medium	Long
Transportation					
Establish controlled-access points to Highway 40	Policy/Capital		X		
Conduct routine maintenance on key road segments	Capital	X			
Improve major railroad crossings (will require outreach to Union Pacific)	Capital/Action				X
Ensure connectivity of new residential development	Policy	X			
Develop county trail system	Capital			X	
Infrastructure					
Continue monitoring operation of rural septic systems	Action	X			
Encourage replacement of septic systems with community systems	Policy	X			
Encourage lot design for efficient septic systems	Policy/Action	X			
Upgrades to Trego RWD #2 distribution system	Capital				X
Facilities					
Addition to and renovation of Law Enforcement Center	Capital			X	
Continue seeking RFD locations and volunteers in NW and SW Ellis County	Action		X		
Pursue joint operations between RFD's and cities to improve service efficiency	Action		X		
Continue routine maintenance on Public Works buildings and vehicles	Action	X			
Continue upkeep, maintenance, and rental promotion of county fairgrounds	Action	X			
Sell County Extension/Public Health building	Action		X		
Expand existing construction/demolition landfill	Capital		X		
Continue exploring a regional municipal landfill in northwest Kansas	Action		X		
Promote recycling as a waste reduction and cost-saving measure	Policy	X			
Construct new primary EMS facility	Capital		X		
Continue maintenance and replacement of existing EMS facilities and equipment	Action	X			



Figure 6.1: Plan Implementation

	Type	Ongoing	Short	Medium	Long
Land Use					
Minimize the use of conditional use permits within the zoning ordinance to ensure consistent application of land use policy.	Policy/Action		X		
Direct new residential projects to areas with existing developments.	Policy/Action	X			
Best practices in stormwater management should be applied to all new subdivisions and when possible existing plats should be modified.	Policy/Action	X	X		
Developments within Schoenchen should respect existing patterns of commercial, residential and civic developments.	Policy/Action	X			
Extension of services from Schoenchen should be done on an incremental basis to densities that can support those extensions.	Policy/Action	X			
New commercial or light industrial operations in Schoenchen should be buffered from existing and future developments. Appropriate modification to the zoning ordinance, as needed.	Policy/Action	X	X		
Overall design patterns in development districts should maintain drainageways as open space.	Policy/Action	X			
Development densities in Development Districts should allow for large lot subdivisions. Modification of existing zoning ordinance will be needed.	Policy/Action	X	X		
New developments should preserve environmental features through the use of conservation subdivisions.	Policy/Action	X			
Commercial services should be directed to existing communities and Mixed Use Districts.	Policy/Action	X			
Zoning regulations should be modified to protect farm operations as the primary use in the Agricultural Districts.	Action		X		
Zoning regulations should be modified to encourage farming and energy uses as the primary land uses in the Agricultural and Energy District.	Action		X		
Prohibit significant development within the 100 year floodplain.	Policy	X			
Apply land use policies that protect vital environmental resources, especially water resources.	Policy	X			
Apply land use policies that encourage new innovations in energy production.	Policy	X			
Apply land use policies that expand tourism opportunities throughout the county.	Policy	X			