

JUNCTION CITY/GEARY COUNTY
COMPREHENSIVE PLAN UPDATE 2013

SCOPE OF SERVICES

The Consultant(s) shall provide professional planning services resulting in Comprehensive Plan elements addressing the following topics:

1. Socio-Economic Data. All information in the existing Comprehensive Plan needs to be updated using 2010 Census information. This includes population information and projections for the various “subareas” to be addressed in the Plan, including all three incorporated cities and, to the greatest extent possible, the rural area broken down to political townships.

All economic data and projections are also to be updated and forecast based upon current information from the 2010 Census and other relevant data from State and federal sources. This will include information regarding labor force, employment characteristics and income data.

2. Housing. An element shall be developed that deals with the housing situation within the City and County. In particular, the existing housing situation needs to be quantified and projections made regarding future demands and where future development should occur. This will include single-family residential issues, as well as multi-family needs and changes, plus growth areas for these uses. Special emphasis should also be given to the issue of rural residential development; especially regarding identifiable demands and needs.
3. Transportation. The Transportation element needs to be expanded to address not only the traditional transportation issues of streets, roads and highways; but also deal with other transportation issues such as rail and bicycle and walking trails. This means a specific “sidewalk” element of the overall Transportation plan. The Transportation element addressing issues in the rural areas will need to focus on the rural demands and functions of the rural road network.
4. Utilities. This element will address the public water and sewer utility services with the City; as well as Rural Water systems in the County and other utility providers active within the jurisdictions. The growth and demands will need to be addressed, particularly in conjunction with the demand changes from Fort Riley and how those demands impact the needs within the City and County.

Additionally, this element needs to address the changes within the “utility” service sector as use of wireless and digital services alter much of the traditional data exchange providers; especially with respect to telecommunications and how changes in the mission and training programs from Fort Riley impact those services.

5. Drainage and Flooding. This element will address the impacts of the natural drainage patterns within the City and County and how it may affect development potential. It will also address the manner in which the storm drainage systems need to respond to those opportunities and challenges.

The City of Junction City will be developing a Stormwater Master Plan at the same time of the update to the Comprehensive Plan and both plans need to come together on the recommendations and needs regarding this issue.

There are also preliminary studies underway through the Kansas Department of Agriculture, Division of Water Resources, which may have some bearing on drainage issues and flooding, particularly with respect to future Floodplain Management, within the entire planning area.

6. Public Safety Services and Facilities. This element will address the public safety operations of both the City and County. This will include the City Police, County Sheriff, Fire and Emergency Medical Services, County Fire, and Emergency Management operations. The focus will be on the operations that exist and the capacity of the existing facilities supporting those operations. The degree of discussion regarding staffing levels and future demands will be determined based on evaluations made during the preparation of this project.
7. Parks and Recreation. This element will address the City Parks and Recreation operations and, to the extent such exists, the same within the County. Additionally, the interaction with the recreational facilities and operations on Fort Riley and at Milford Reservoir need to be discussed in the overall Plan.

As the City operations are discussed, this will need to address the facilities within the City that are part of the operations, especially the 12th Street Community Center, Spin City, Rathert Stadium, the Municipal Swimming Pool, numerous ball fields, and all the other facilities and services within the Parks and Recreation Department.

8. Educational System. The primary educational system within Geary County is USD 475, the Geary County Schools. USD 475 provides primary and secondary school operations within all three incorporated cities within Geary County (Junction City, Grandview Plaza and Milford), as well as on Fort Riley. There is also a parochial school operated by the local Catholic Church, known as St. Francis Xavier schools. Other school districts have territory within Geary County, but there are no facilities operated by these districts within the County.

Also within the community, Cloud County Community College has a satellite campus on land owned by Geary County. Kansas State University is in the region at Manhattan, 20 miles to the east; and there are other satellite operations from other colleges and universities.

The intent of this element is to articulate these facilities and address the challenges of continuing to provide facilities as the community continues to grow and expand; and provide validating documentation of the need to coordinate on these demands between the school systems and the City and County.

9. Economic Development. Efforts are being made to develop a Strategic Economic Development Plan through the Junction City/Geary County Economic Development Commission, which has been reorganized into the Chamber of Commerce. The Strategic Plan is intended to identify where the efforts of the Economic Development staff should be focused. This information should be included in the evaluation of the Economic Development needs within the City and County in continuing to grow the local economy, whether it is in respect to employment opportunities or expansion of retail needs and other support services. This analysis will ultimately support the decisions regarding the identification of land for these uses. Heavy interaction with the Economic Development and Chamber staff will be expected.
10. Land Use. An analysis of the existing land use patterns and the resulting challenges from those patterns needs to be established within this element of the Comprehensive Plan. It is expected the information in the records of the County Appraiser's office will be utilized in preparation of the data and maps for this section of the Plan. This element is expected to address land use issues in detail within the City and also to an "urban level" of detail for the appropriate areas within the County where existing or projected development warrants.
11. Future Development Plan. Future Plans and maps are expected to be developed for Land Use, Transportation and all Utilities, including Stormwater, as part of the element discussing the Future Development plans. These will be supported by appropriate narrative to articulate the intent and expectations from these plans and maps. The Plan maps will address the City, as well as the County and appropriate "subareas" of the County that are urbanizing or urbanized.
12. Goals and Objectives. This element will reestablish the Goals and Objectives, as well as policies and appropriate actions for each of the topics listed above and other appropriate subjects identified within the planning process. It is not anticipated another process will be used to create new goals and objectives statements, but there may need to be some process used in validating the existing statements and to confirm community support for any new topics.
13. Implementation Plan. The main focus of the Implementation Plan will be to address future annexation needs of the City and address the establishment of an updated and on-going Capital Improvements Plan. Also, some discussion may be appropriate with respect to Zoning and Subdivision Regulations and other codes and policies; but the Geary County regulations have been updated in the past year and the needs within the Junction City rules and regulations are being addressed and will be revised by staff based on the findings of this planning project. Any other appropriate implementation actions

that may be identified will be articulated within this element, whether for the City or the County.

14. Other Issues. In the event other issues or elements are identified in the planning process, it is expected the appropriate language will be included within the Comprehensive Plan, regardless of whether it is within one of the above topics or is a separate issue.

Additional information regarding all of the above, including a review of the existing Comprehensive Plan, the 2012 Community Survey results, and information on all existing City and County services and facilities can be viewed on either the City website or the County website. The City website is www.junctioncity-ks.gov and the County website is www.geary.kansasgov.com.