



# Comprehensive Plan

[www.councilgrove2025.org](http://www.councilgrove2025.org)

Final Draft  
February 16, 2016

<b>Acknowledgments</b> .....	<b>3</b>
<b>Introduction</b> .....	<b>4</b>
<b>Public Engagement Process</b> .....	<b>5</b>
<i>Public Participation Plan</i> .....	<i>5</i>
<i>Comprehensive Plan Timeline</i> .....	<i>6</i>
<i>Communications Strategy Timeline</i> .....	<i>7</i>
<i>Outreach Strategy</i> .....	<i>9</i>
<i>Steering Committee Meetings</i> .....	<i>17</i>
<i>Public Community Meeting Summaries</i> .....	<i>18</i>
<i>Council Grove 2025 Community Survey</i> .....	<i>20</i>
<b>Policy Goals, Objectives and Implementation Steps</b> .....	<b>40</b>
<i>Land Use</i> .....	<i>41</i>
<i>Housing &amp; Neighborhoods</i> .....	<i>48</i>
<i>Economic Development</i> .....	<i>52</i>
<i>Downtown</i> .....	<i>56</i>
<i>Quality of Life</i> .....	<i>59</i>
<b>Council Grove Trends Report</b> .....	<b>64</b>
<b>Conclusion and Next Steps</b> .....	<b>114</b>
<b>Appendix</b> .....	<b>115</b>



- 1. Survey Instrument ..... 116**
- 2. Detailed Survey Table Results ..... 122**
- 3. Maps ..... 136**
  - a. Council Grove Planning Area ..... 136**
  - b. Existing Land Use ..... 137**
  - c. Existing and Proposed Infrastructure Map ..... 138**
  - d. Proposed Future Single Family Residential Land Use ..... 139**
  - e. Proposed Future Medium Density Residential Land Use ..... 140**
  - f. Proposed Future Semi-Business and Industrial Land Use..... 141**
  - g. Proposed Future Cabins/Lodging Land Use ..... 142**
  - h. Extraterritorial Zoning Area – Proposed Future Land Use – Rural Residential and Agricultural ..... 143**
  - i. Historic Sites ..... 144**



## Acknowledgments

The City of Council Grove facilitated and coordinated the participation of the residents, business owners, schools, community-based organizations, and private and governmental partners in the development of the Council Grove 2025 Comprehensive Plan. The plan was developed by the community for use by the community. Just as the development of the plan required multiple partners and voices at the table, the responsibility for implementing the plan from this point forward requires the cooperation and dedicated work of those same stakeholders and partners now and into the future.

The Flint Hills Regional Council would like to acknowledge the people who helped with developing the Council Grove 2025 Comprehensive Plan.

The plan could not have happened if it were not for the insight of the Comprehensive Plan Steering Committee:

- Steve Shepard - Mayor
- Mark Brooks - City Council
- Jesse Knight - City Council
- Sharon Jones - City Council
- Taylor Adams - Adams Lumber
- Jim Aldrich – City Business Owner
- Lindsey Boyer – CPAH
- Jeremy Cosgrove - Cosgrove Farms
- Polly Hay - City Lake Resident
- Joyce Hutter - City Lake Resident
- Julie Hower - Farmers & Drivers
- Danny Matthews - City Administrator
- Lawrence Siegrist - City Staff
- Debi Schwerdtfeger - TCT Telecommunications
- Tim Tyner - Tyner Insurance

Additional thanks to Danny Matthews, City Administrator, for his dedication to the Comprehensive Plan process. A special thanks to Ken McClintock who provided wonderful insight about Council Grove's rich history. Also, thank you Joe Foster AND OTHERS who provide photos for the document.

Also, a sincere thank you to the Flint Hills Regional Council staff; Gary Stith, Director; Jennifer Jordan, Regional Planner; and to the interns: Colin Victory, Shane Touslee, Amelia Lewis, Taylor Whitaker, Alicia Hunter who helped immensely with research, mapping, and direction on this project. A special thanks to Jeff Adams, Shelley Carver and Joe Foster who contributed much time to this project.



## Introduction

Protecting and enhancing the investments and opportunities within a community requires strategic and purposeful decision and actions by city officials, business leaders and local citizens. These decisions and actions are based on a future vision for the city as identified in the comprehensive plan. The Comprehensive Plan is created through collaboration amongst planning professionals, city officials and the public to bring forward the visions of all persons involved.

In addition to laying out a unified vision for the city, the plan presents in-depth study and analysis of existing physical, economic and social characteristics within the community as well as outlining goals and policies for future growth and development.

In the spring of 2015, city officials and citizens initiated the process for the Council Grove 2025 Comprehensive Plan. The comprehensive planning process was a collaborative effort amongst all persons involved in the plan creation. The Flint Hills Regional Council facilitated the planning process working with the local governing body, a steering committee of local leaders, and the citizens of Council Grove. The planning process tried to be as inclusive as possible to all community members by providing various ways for people to participate in the process, including a public survey, interviews, and multiple public engagement sessions.

The State of Kansas has regulations in place to shape the creation and development process of comprehensive planning. Kansas Statute 12-747 outlines the contents, procedures for adoption and annual review of plan. The statute requires the plan to show recommendations for the development or redevelopment of the territory including: current and future land use, zoning, public transportation inventory, future public improvements, public revenue (sources and expenditures), natural resources and any other element deemed necessary to the proper redevelopment of the area.

After the comprehensive plan is created and revised, it must be passed by a resolution of the governing body. The final document will be used to guide decision-making for future development and is to be updated and reviewed annually. This ensures that development is aligned with the visions set forth in the document.

The comprehensive plan focuses on the how to continue to build upon the existing strengths of a community as well as identify future opportunities for improvement. The Council Grove 2025 Comprehensive Plan will provide a roadmap to help Council Grove thrive and prosper for the next ten years.



## Public Engagement Process

### *Public Participation Plan*

#### *MISSION*

The Public Participation Plan is designed to offer and encourage opportunities for the people of Council Grove to become actively involved in the comprehensive planning process. This plan is to outline the methods, goals and timeline of public participation opportunities.

To ensure that input is sought from a broad range of public participants, the public processes were designed to initiate meaningful public participation as early as possible, which will allow decision makers and staff to review, consider, respond and if appropriate to incorporate comment into updates.

There are two main components to the public participation plan that outline the communications strategy and outreach strategy for developing the Council Grove Comprehensive Plan.

#### *COMMUNICATIONS STRATEGY*

This component outlines the various forms of communication and their timeline that were implemented throughout the project. Each form of communication was tailored to a specific activity or part of the plan that best involved community members.

#### *OUTREACH STRATEGY*

Outlines the issues that will be considered, identifies potential project participants, describes the approach and process for each issue, and provides a flexible timeline for the completion of required tasks.

## Comprehensive Plan Timeline

Phase	Time Frame	Description/Key Elements
Base Maps	April 1 - 15, 2015	Development of background maps
Existing Conditions & Trends Report	April 1 - June 15, 2015	Inventory of physical, social and economic resources both past and present
Public Participation Plan	May 1 - May 15, 2015	Finalize Participation Plan, formation of steering committee
<b>Community Open House</b>	<b>June 24th</b>	<b>Hold community-wide planning open house on area trends</b>
Issue Identification	June 1 - July 15, 2015	Identify issues from Community Wide Planning Workshop and stakeholder interviews
<b>Community Vision Workshop</b>	<b>Week of July 15th</b>	<b>Hold Visioning meeting, identifying issues, goals and objectives</b>
Vision, Goals, Objectives & Principles	July 1 - August 1, 2015	Compile common visions and goals from community wide planning workshop and stakeholder interviews
<b>Community Planning Workshop</b>	<b>Week of August 15th</b>	<b>Hold Issue Area focus groups and prioritize strategies and scenarios</b>
Plan Alternatives	August 1 - September 1, 2015	Strategize best ways to address issues and visions previously identified
Draft Plan Development	November 19 – December 31, 2015	Finalize draft comprehensive plan document with steering committee
CG Zoning & Planning Committee Briefing	December 9, 2015	Briefed the CG Zoning & Planning Committee on the status of the plan and summary of draft policy objectives.

Phase	Time Frame	Description/Key Elements
Draft Plan Public Review & Comment Period	January 1 – January 31, 2016	Draft Plan is released for public review and comment.  Available on-line at <a href="https://www.councilgrove2025.org">https://www.councilgrove2025.org</a> , <a href="https://www.facebook.com/councilgrove2025">https://www.facebook.com/councilgrove2025</a> , <a href="https://www.cityofcouncilgrove.org">https://www.cityofcouncilgrove.org</a>  Available in paper format at: Council Grove Public Library, City of Council Grove offices, and at the Council Grove Chamber of Commerce.
<b>Public Open House on Draft Plan</b>	January 20, 2016	Come and go public open house for residents to review and comment directly on the specific policies presented in the draft plan.
Public Hearing Notice Published	February 18, 2016	Notice of public hearing published in the Council Grove Republican newspaper.
<b>Public Hearing on Approval and Adoption of Plan</b>	March 9, 2016	Public hearing at Council Grove Zoning & Planning Committee. Public hearing notice published 20 days prior to meeting date.
Adoption of Plan	March 17, 2016	Adoption of plan by Council Grove City Council

### **Communications Strategy Timeline**

Communications Method & Details	Timing/Schedule
Website <a href="http://www.councilgrove2025.org">www.councilgrove2025.org</a> <ul style="list-style-type: none"> <li>Created to keep individuals updated with the plan process, meeting notifications and contact information</li> <li>Will be updated regularly with new summaries and public input opportunities</li> </ul>	Launching June 21st with updates throughout the plan creation and adoption
Social Media Facebook: <a href="http://www.facebook.com/FlintHillsRegionalCouncil">www.facebook.com/FlintHillsRegionalCouncil</a> Project Webpage: <a href="http://www.councilgrove2025.org">www.councilgrove2025.org</a> <ul style="list-style-type: none"> <li>Update regularly to keep public engaged in a more informal setting</li> <li>Can be used as meeting reminders</li> </ul>	Begin posting links to website once it is launched Reminders for meetings, surveys, questions to keep the public engaged



Communications Method & Details	Timing/Schedule
E-Updates <ul style="list-style-type: none"> <li>• Get preliminary emails from sign up on website</li> <li>• Provide regular, project updates and announcements</li> </ul>	First e-newsletter June 21st prior to first public meeting
Direct Mailings and Printed Documents <ul style="list-style-type: none"> <li>• Have planning committee post flyers in community centers for meeting dates, send out mailings from address list provided by city</li> </ul>	Send prior to meetings
Press Releases <ul style="list-style-type: none"> <li>• FHRC responsible for contacting The Republican and other news agencies with updates</li> </ul>	To be released 1 to 2 weeks prior to meetings or as important information is to be communicated with public

## Outreach Strategy

Phase	Objectives	Time
1. Initiation	<ul style="list-style-type: none"> <li>• Identification of Project Participants</li> <li>• Formation of Steering Committee</li> </ul>	End of April into May
2. Vision, Trends & Opportunities	<ul style="list-style-type: none"> <li>• Stakeholder Interviews &amp; Focus Groups</li> <li>• Public Information Meeting</li> <li>• Community Wide Planning Workshop</li> </ul>	May - August
3. Draft Plan & Strategies	<ul style="list-style-type: none"> <li>• Organize and collect thoughts from previous phases</li> <li>• Identify planning strategies for future planning actions and considerations</li> </ul>	August - December
4. Plan Review & Adoption	<ul style="list-style-type: none"> <li>• Draft review by planning commission</li> <li>• Presentation to City Council</li> <li>• Revisions and adoption</li> </ul>	December - March

## Engagement Events

Meeting	Questions	Format
<b>Community Open House</b>	<ul style="list-style-type: none"> <li>• What trends have impacted Council Grove?</li> <li>• What trends will most likely impact the future of Council Grove?</li> </ul>	Display Kiosks
<b>Community Survey</b>	<ul style="list-style-type: none"> <li>• What do you think about...?</li> <li>• What are our greatest assets? Our most under-appreciated assets?</li> <li>• What are our most formidable issues?</li> </ul>	June - August
<b>Community Vision Workshop</b>	<ul style="list-style-type: none"> <li>• What do we want to be in 2025?</li> <li>• What is keeping us from achieving this?</li> <li>• What will it take to get there?</li> </ul>	August - November

<b>Community Planning Workshop</b>	<ul style="list-style-type: none"> <li>• What would happen if...?</li> <li>• What do we offer our...?</li> <li>• What do I offer?</li> </ul>	November - December
<b>Community Open House for Draft Plan</b>	<ul style="list-style-type: none"> <li>• What policies do you support?</li> <li>• What policies do you not support or need adjusting?</li> </ul>	January 20, 2016 Come & go meeting format for the public to review and give input on the specific policies of the draft plan.

## Phase 1. Initiation

### *Identification of Project Participants*

This plan is designed to enable all audiences to effectively participate in the planning process. This chapter identifies key project participants, the role they play in the planning process and identifies ways to involve them.

<b>Participant</b>	<b>Role</b>	<b>Involvement Levels</b>
The Public	To provide insight to the plan, by goal and vision formation and identifying issues and solutions.	All members should be notified of participation opportunities.
Interested Property Owners and Developers	To provide insight into current property practices and how they can be improved.	Should be contacted for issues of economic development and land use. Additional information could be received through survey.
Community Organizations	Add strength to the community.	Are often easier to contact and use to gather people and announce important events.
Other groups and individuals	Individuals who do not participate regularly.	Take advantage of all communication channels and be mindful of scheduling to include the largest group of people.
Governmental/Quasi-Governmental Groups	Serve as leadership roles and provide valuable information to city functions, strengths and weaknesses.	Develop strong communication with governmental groups to keep planning process on track.
Planning Commission	Help guide and direct the plans and work alongside the Flint Hills Regional Council.	Should assist with information gathering and sharing, and be regularly updated and aware of the planning process.
City and other Counties	Provide regional perspective and other information that could be critical to Council Grove's development.	Form relationships with local leaders and address them on any strategies that concern them.

## **Formation of Steering Committee**

### Responsibilities of Steering Committee

- Participate in the planning and oversight of the project
- Define project objectives and provide valuable insight
- Monitor assessment/review of project progress
- Communicate regularly with stakeholders on project process
- Serve as liaisons between Council Grove residents and the planning team

### Monthly Meetings with Steering Committee

<b>Month</b>	<b>Main Objective</b>
May	<i>Revision and approval of Public Participation Plan</i>
June	<i>Trends Report</i>
July	<i>Issues</i>
August	<i>Vision</i>
September	<i>Opportunities</i>
December and January	<i>Draft Review</i>

## **Phase 2. Vision, Trends & Opportunities**

### **Stakeholder Interviews & Focus Groups**

Stakeholders are individuals, groups or institutions that are invested in the future of Council Grove and Morris County. They have an indispensable role in the planning process since they represent fundamental aspects of the local community and economy and will be affected by the recommendations made in the Comprehensive Plan.

Broad range of interests that may be important to the community such as: health, safety, pollution, property values, jobs, congestion, crime and local economy. Identify and match specific groups and individuals to the identified interests to ensure the process completely engages the full range of perspectives needed to conduct meaningful public participation.

Some potential stakeholders include: citizens, city officials and leaders, planning commission, local organizations & boards, regional organizations and institutions, utilities, local builders and developers, community groups & organizations.

### **Public Information Meeting**

The focus of this meeting will include an overview of the purpose and process of comprehensive planning, a general presentation of the Community Assessment portion of the

plan that consists of an inventory and analysis of existing conditions, and an outline of public participation opportunities within the planning process.

***Community Wide Planning Workshop/Neighborhood Focus Group***

A large, community-wide planning event will be held to evaluate issues and potential changes regarding: livability and quality of life, transportation and mobility, recreation & health, housing & neighborhoods, community services, economic development and activities in adjacent areas. Creating an environment for dialogue, particularly by breaking into smaller groups, is an effective way to both get public input and help the public learn about each other's viewpoints. Tools to generate public input are techniques that you can use to obtain public input to the decision process. Through use of these tools you provide opportunities to members of the public to share information and express their opinions and perspectives for consideration in decision-making.

Potential exercises for this activity include forming randomized and neighborhood-focused groups and executing engaging activities that identify likes and dislikes, concerns and potential visions for the future.

**Phase 3. Draft Plan & Strategies**

This phase will consist of organizing collective thoughts from previous phases and identifying planning strategies and considerations for future planning actions. In addition to addressing future planning actions, it considers the past and present conditions of each variable to indicate the foundations the future will be built from. Past and current conditions of these variables have the potential to shape the future and the city’s development. As this phase results in the completion of the final draft of the plan, it should address all the elements of the comprehensive plan including:

<b>Plan Area of Study</b>	<b>Past</b>	<b>Current</b>	<b>Future</b>
History	What are the roots behind the city and how has it impacted the culture?*	What community values and community culture are important?* Do they face any threats?	How can these values and the culture be preserved?
Regional Connections	How have regional connections influenced the current city?	What regional connections exist now? How are they sustained?	How can the city foster these connections to strengthen the sense and functionalities of regionalism?

<b>Plan Area of Study</b>	<b>Past</b>	<b>Current</b>	<b>Future</b>
Partnerships	What partnerships have helped the city and community?	What are existing partnerships? What are their benefits? How can new ones be developed and maintain existing ones?	What partnerships could be beneficial in the future?
Current* and Future Land Use <ul style="list-style-type: none"> <li>• Housing</li> <li>• Commercial areas</li> <li>• Industrial areas</li> <li>• Community facilities</li> </ul>	How have the patterns of land use in the city changed?	What are current land uses? Are they being used to their full potential? <ul style="list-style-type: none"> <li>• Historic preservation</li> <li>• Downtown preservation and improvements</li> </ul>	Where is land use limited? Do current land uses align with goals for future development?
Demographics*	Past demographic data.	Current demographic data, population trends*	What is likely to change about the demographics in the future?
Economics (Major employers)	What has changed in the economic structure of the city?	Who are the major employers, major industries and economic resources? Jobs and workforce summary.*	What employers and industries are likely to grow? What strategies can be used to play on existing strengths? Are there new markets that can be tapped in to?
Housing	How have housing patterns changed over time? Has older housing been maintained?	What are the current affordability, the conditions and stability of the housing market? What is the existing housing stock?*	Will the supply of housing meet the demands of the future population?
Infrastructure	How has the infrastructure developed?	What are the conditions of the existing infrastructure? What can be improved?	How will the infrastructure need to be developed to fit into the city's future needs?

<b>Plan Area of Study</b>	<b>Past</b>	<b>Current</b>	<b>Future</b>
Utilities	How have utilities developed and what has proven to be problematic for their development?	What utilities are available currently?	What will fit the future needs?
Transportation (Scenic By-way) <ul style="list-style-type: none"> <li>• Streets</li> <li>• Bikeways</li> <li>• Trails and pedestrian access</li> </ul>	How has transportation shaped the current land use and development patterns?	Is the current transportation infrastructure sufficient? Maximum efficiency in and around town?	Considering previous variables, what transportation needs will there be?
Public Facilities	How have public facilities played a role in the community? How have they been financed?	Inventory of public facilities.* Which ones are important to the community?	How can public facilities be improved? What would impact the community in the future?
Parks	Have parks played a role in the community?	What are the current conditions of parks?	Will there be a larger need for parks in the future?
Schools	What role have schools played in the area?	What are the current educational opportunities? Do they support the current needs of the population?	How can educational opportunities in the area be improved?
Civic Resources	How have civic resources declined or increased?	What civic resources currently exist?	How can they be developed in the future to serve a wider range of people?
Issues and Opportunities	How have past issues been addressed? What	What are current issues and opportunities?	What will likely be issues in the future? What long-term



Plan Area of Study	Past	Current	Future
	opportunities have grown?		opportunities can be anticipated for now?

\*required by KS Statute 12-747

**Phase 4. Plan Review & Adoption**

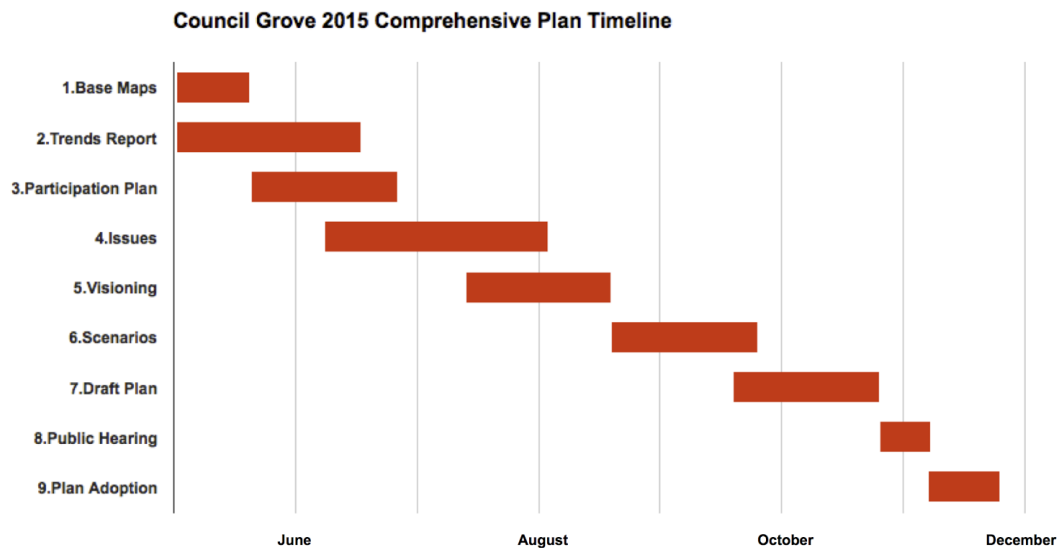
***Planning Commission Public Hearing***

This is the final phase in the process, resulting in the adoption of the comprehensive plan.

The Flint Hills Regional Council will present the document to the Council Grove Planning Commission for adoption and the Council Grove City Council will implement the plan by a resolution.

Refer to adoption guidelines from Kansas Statute 12-747.

## Original Proposed Timeline



### Additional Engagement Opportunities:

- Community Survey
- Postcard Notice on Survey Gift Certificate
- High School Brain Drain Party
- Farmer's Market 2nd Saturday (Families)
- June 19th-21st Washunga Days

### *Steering Committee Meetings*

Steering Committee meetings were held on the following dates:

- May 7, 2015
- June 10, 2015
- July 16, 2015
- August 20, 2015
- November 19, 2015
- December 3, 2015
- February 3, 2016

## ***Public Community Meeting Summaries***

### **Public Meeting #1 Community Open House**

**June 24, 2015 6-8 pm, Council Grove High School**

Notice of the meeting was publicized in the Council Grove Republican paper as well as through several Facebook announcements prior to and on the Council Grove 2025 website. The meeting began with a presentation by Gary Stith, Executive Director of the Flint Hills Regional Council, about the comprehensive planning process. This being Council Grove's first comprehensive plan, it was important to explain the process and intended outcomes.

Around 25 persons were in attendance and involved in the activity and discussion. The attendants were then presented with six tablets to write down what they thought of identified areas in their town. These tablets focused on topic areas for the plan including: Issues in the community, opportunities in the community, housing, downtown, transportation and economic development. Residents were then given dot stickers to indicate issues they agreed with to identify similar thoughts and feelings for certain issues. Each table had a representative read through the comments with a brief discussion regarding the comments following.

This meeting provided a lot of important information regarding Council Grove and the community's needs and desires for the future. At this meeting the community survey was also announced with the link online as well as hard copies.

Following the meeting the presentation was posted online as well as the notes following the discussion ([http://media.wix.com/ugd/9e1dd6\\_d6bf5032dd4a44cc8f4b38f954b4d76b.pdf](http://media.wix.com/ugd/9e1dd6_d6bf5032dd4a44cc8f4b38f954b4d76b.pdf)) and a review of the comments provided by the public ([http://media.wix.com/ugd/9e1dd6\\_43296857477e4f6bbd5f620f537de0e8.pdf](http://media.wix.com/ugd/9e1dd6_43296857477e4f6bbd5f620f537de0e8.pdf))

### **Public Meeting #2 Community Vision Workshop**

**August 13, 6-8 pm, Hays House**


Notice of the meeting was publicized in the Council Grove Republican paper along with several Facebook announcements prior to the meeting and on the Council Grove 2025 website.

Around 20 people were in attendance. This meeting followed a charrette style, with members of the Flint Hills Regional Council staff facilitating discussions at separate tables. The discussion centered on the vision of Council Grove in 2025. Prior to concluding the meeting, the facilitators presented the main points from their table's discussions.

### **Public Meeting #3 Community Planning Workshop**

**October 13, 6-8 pm, Old Armory Building**

Notice of the meeting was publicized in the Council Grove Republican paper as well as through several Facebook announcements prior to and on the Council Grove 2025 website. Gary Stith



began with a presentation of the draft Goals and Objectives document to provide an overview and establish the focus of the meeting. There were 22 people in attendance.

There were four topic focus tables, focusing on the four main components of the Goals and Objectives document: Housing & Neighborhoods, Economic Development, Quality of Life and Land Use. A representative from the FHRC was at each table to facilitate the discussion. These discussions were focused on reviewing the goals in the document, adding additional ones and identifying leaders and groups that would be able to help implement the goals identified in the document. After the discussion, the findings of each table were presented and discussed amongst all attendees so comments were not exclusive to the people at each table.

Following the meeting, the PowerPoint was published online for anyone who missed the meeting.

The comments from each table can be found under citizen suggestions at:  
<https://docs.google.com/spreadsheets/d/1u3t0DV9mJTieGeik6sH--GxnKabJR2Krf9YFqMOXFo/edit#gid=0>

**Public Meeting #4 - Open House for Draft Plan  
January 20, 2016, 6:30-8:30, Old Armory Building**

This meeting was publicized through Facebook, a direct mail flyer sent to residents as well as through a series of five articles in the local newspaper, the Council Grove Republican, that focused on each of the five chapters in the plan. The meeting was formatted in a come and go-style format with a loop PowerPoint presentation explaining the process to date and individual chapter boards showing the specific policies for each chapter. Participants could look at each policy and provide direct input on their agreement or disagreement via a green or red sticker. Approximately 25 people attended the meeting over the course of the evening. After the meeting, the results were tallied and discussed with the steering committee. The detailed public input results for this meeting can be found in the Appendix.

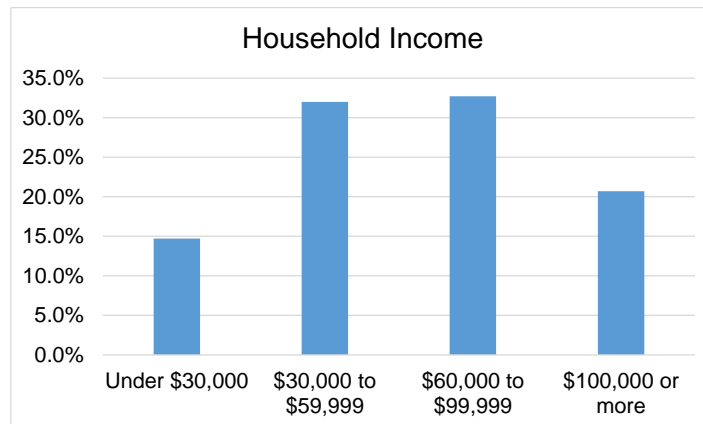
## Council Grove 2025 Community Survey

The Council Grove Community Survey was open to all members of the area to provide more insight into the community: quality of life, city services and infrastructure, housing, employment and future areas to focus on.

The survey was available in both hardcopy and online. The online survey was created through Survey Monkey, and launched the day of the Open House meeting in June. At the Open House, paper copies were distributed to those without Internet access. Paper surveys were available at Council Grove City Hall and at the Council Grove Chamber of Commerce.

The link to the survey was available on the website. Press releases published in the daily paper, The Republican also contained information regarding the survey. Reminders were given about once every two weeks via Facebook until the survey closed on August 4<sup>th</sup>.

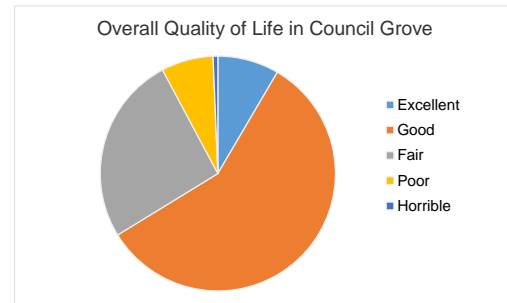
There were 155 respondents online and 0 hard copy responses collected. This report will present a summary of the results and the raw data results. Approximately 63 percent of survey respondents identified as female. A majority of respondents made more than \$30,000 a year.



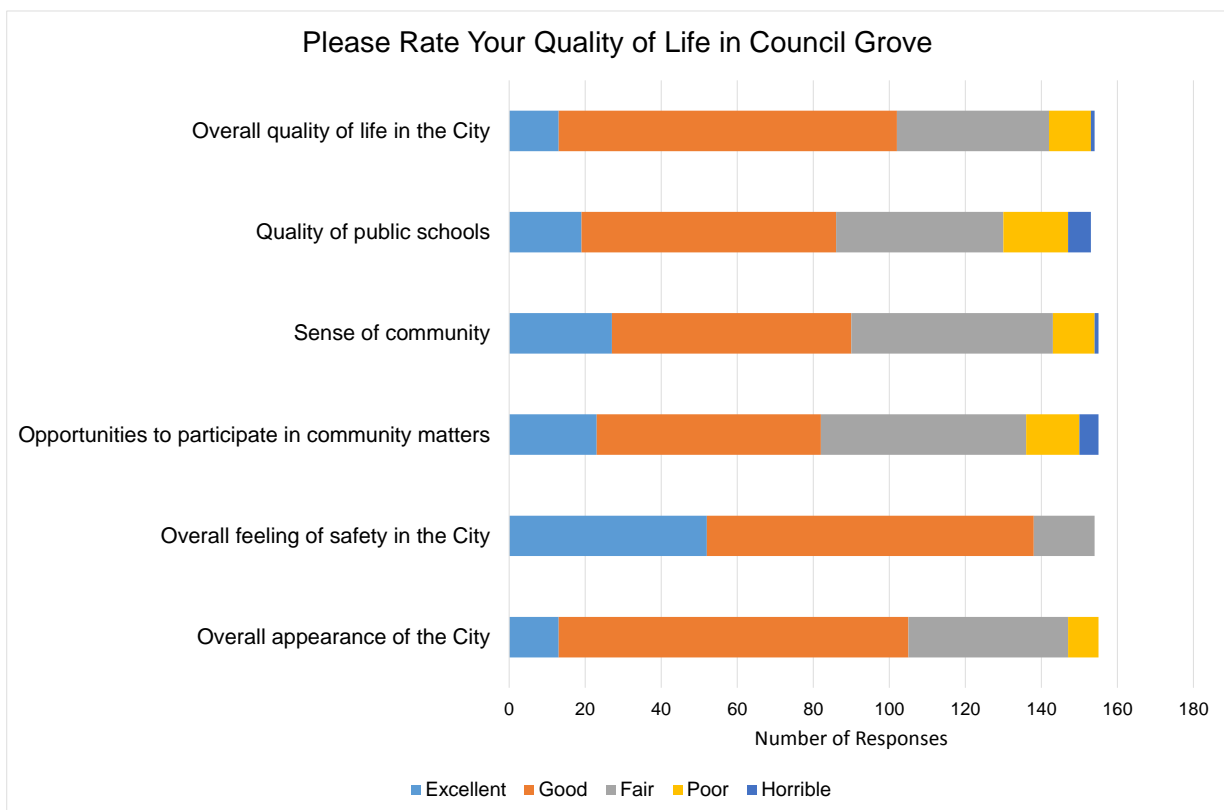
This survey has several sections that relate primarily to the main components of the comprehensive plan in order to gain the feedback from a wider audience than the city meetings and gain a deeper insight into some of the components. This includes quality of life, housing, public services and infrastructure and issues for the future. An appendix contains the raw data for all questions asked in the community survey.

## Quality of Life

Understanding the satisfaction of individuals in a community is difficult because of the diversity of people and the factors that affect their lives. Quality of life is the variable most often used to consider all factors in an attempt to measure one's satisfaction. Less than 1 percent identified their quality of life in Council Grove as horrible, while 8.4 rated it as excellent and 57.8 percent rated it as good.



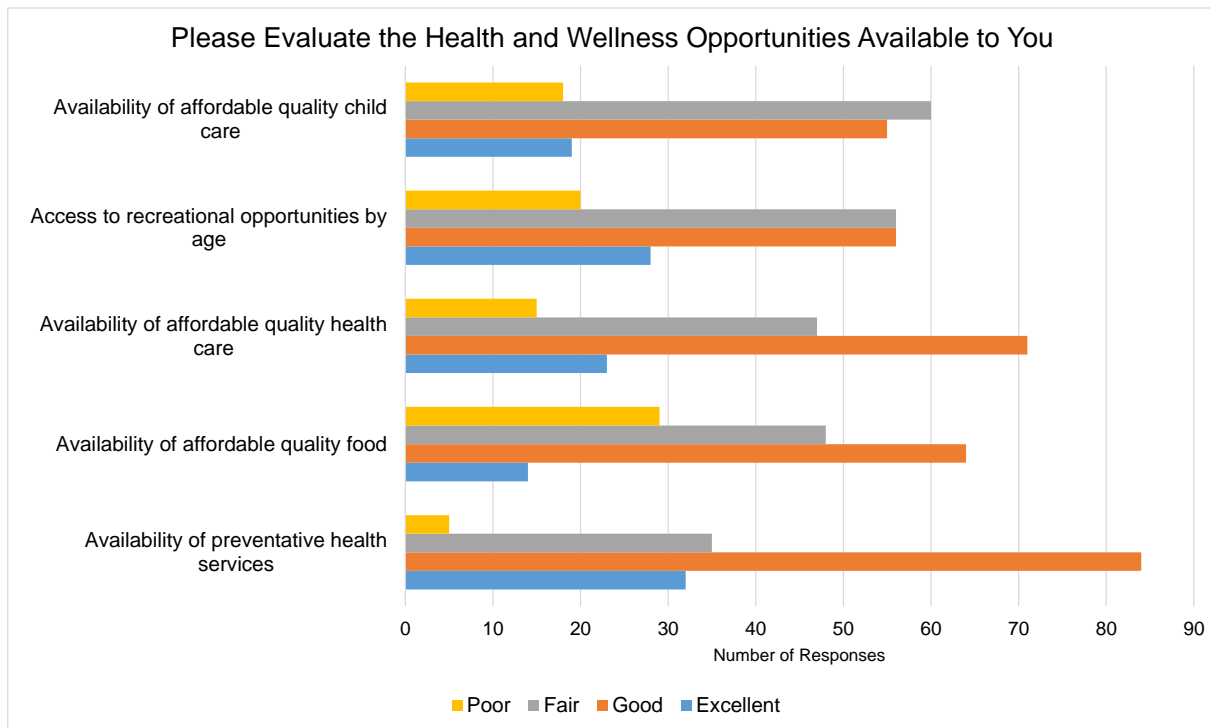
The following question identified some of the factors that contribute to quality of life including public schools, community factors, sense of safety and the appearance of Council Grove. These are not the only factors and their importance to individuals varies. Most of the responses were positive, especially in regards to sense of community and safety in the city. The negative responses were limited, however there were two factors that received more



negative evaluations than others, including the quality of public schools and opportunities to participate in community matters. The quality of public schools could be attributed to the recent school consolidations. Though the sense of community was rated favorably, some respondents indicated there was a potential barrier for participation opportunities. Increasing the communication about community matters and encouraging individuals to participate in them could improve the overall quality of life for residents.

## Health

Many components contribute to an individual's quality of life within a community. This question was asked to gain a broad understanding of how survey respondents felt about the health and wellness opportunities available to them in their community. The availability of affordable quality childcare was mostly evaluated as "fair" by 39.7 percent of respondents. However, 11.9 percent of respondents evaluated it as poor. Providing affordable quality childcare is important for the ability of working parents, especially lower income individuals to care for their child.

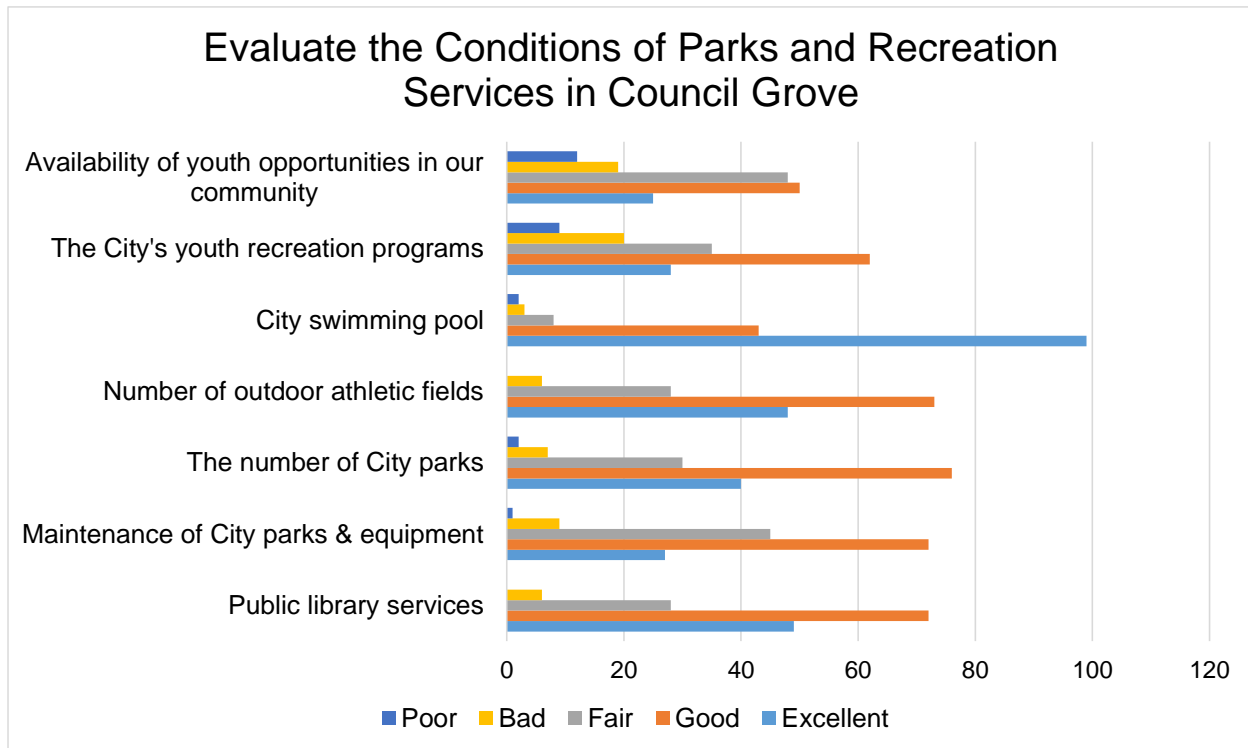


Often times in smaller communities, access to certain basics such as healthy food choices can be limited. Over 18 percent of respondents evaluated this resource as poor. Whether the barrier is from physical access to the food in the form of location or transportation or if it is an income barrier is unclear. Understanding the barriers to affordable quality food can be critical in creating more opportunities for it and improving the health of residents.

Affordable health care is not only a local issue, but also a national one. The responses to this were mostly positive, with 60.65 percent answering that it was either excellent or good. Less than 10 percent of respondents evaluated it as poor, which is a minority of respondents. Not being able to afford healthcare or having it cause a significant financial strain on an individual limit one's healthcare options. The availability of preventative health services was evaluated most positively by the survey respondents. This service is a way to contribute to the basic health and wellness of community members.

## Parks and Recreation

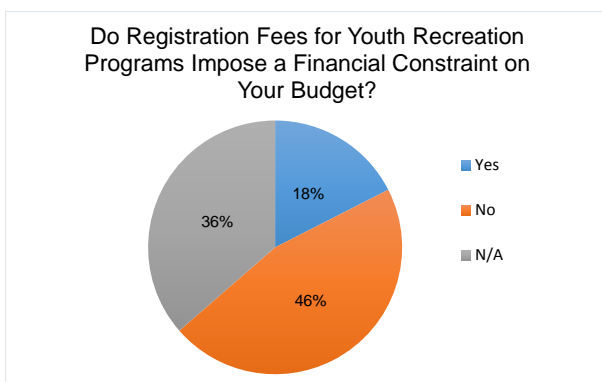
An important aspect to communities is the opportunity for all ages to participate in parks and recreation related activities. Not only does it contribute to the overall health and wellness of individuals, but creates a sense of cohesion.




For all components of this question, the conditions were reported as mostly “good.” The condition of the city pool was evaluated very favorably, with 91.6 percent of respondents choosing “good” or “excellent.” City pools are a great resource for families, especially during the summer months.

Many responded that the availability of youth opportunities in the community and the youth recreation programs were either “poor” or “bad.” Investing in youth programs is important for children to live an active and healthy life. When asked if registration fees for youth programs impose a financial strain, 18 percent of respondents said it did.

Whether or not that actually prevents them from participating is unclear, but designing and providing programs that are open to a majority of individuals regardless of income are most beneficial to a community.







Many responded that access to recreational opportunities by age was limited. While providing opportunities for youth is important, all ages in recreational opportunities should be considered. Social ties formed in local recreation at all stages in life can help contribute to a healthier and more connected community.

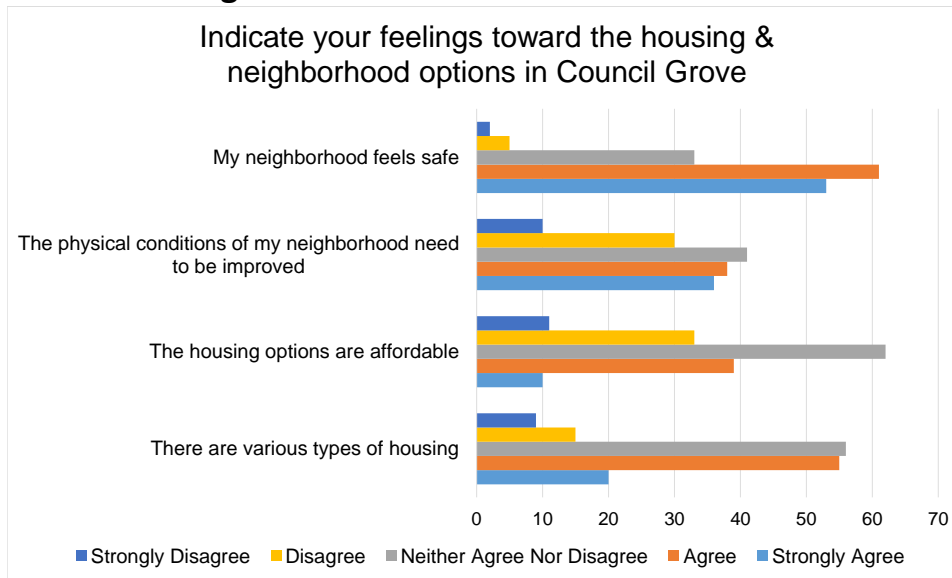
While the number of outdoor athletic fields and City parks in addition to their maintenance was rated mostly good and fair, not creating unified city programs for children to take part in could affect the social ties in the community in a negative way.

Public library services are a resource for many different individuals, from senior citizens to children. Questions relating to the services provided by the library were not asked, but with 78 percent responding either “good” or “excellent” to the conditions of the library, the library fills a need in the community.

## Housing

Housing provides safety and a sense of stability in the lives of individuals and families. Having quality, assorted housing allows for the creation of a diverse community. Communities are built on people of various ages, races, and family structures seeking to form relationships and livelihoods. The importance of housing in communities makes it a focus in the Community Survey and a component in the 2025 Comprehensive Plan.

### Overall Feelings



Survey responses indicated that individuals felt their neighborhoods and housing options generally feel safe and are affordable.

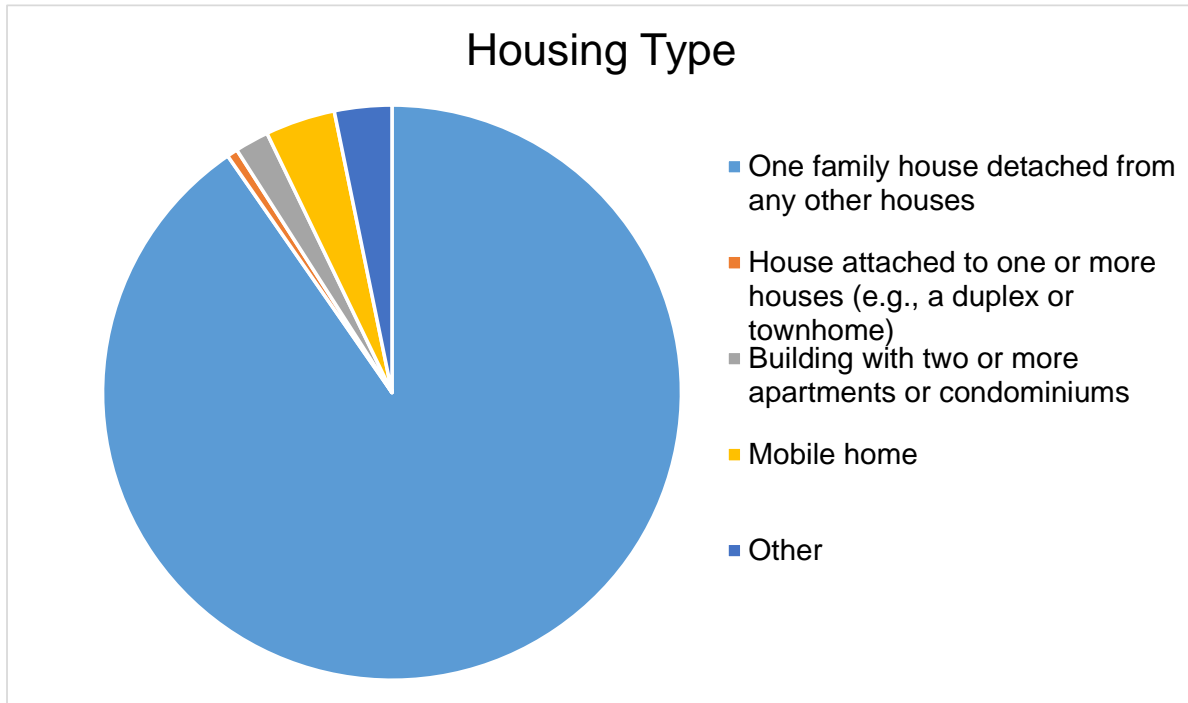
The need for physical conditions of the neighborhoods to be improved was agreed upon by many of the respondents, with 47.7% percent choosing 'Agree' or 'Strongly Agree.' Caring for existing homes and neighborhoods can not only attract new residents, but it increases the quality of life for existing residents. Discussing the physical improvements to neighborhoods is an issue to be discussed with the residents during the planning process to create strong communities.

Housing costs are often the largest cost to individuals and families. Spending a significant amount of one's income on housing limits the ability to spend money on other expenses such as food, transportation or discretionary funds that can contribute to the economic strength of a city.

This rough quarter of respondents that identified housing as not being affordable could be having difficulty finding affordable housing or housing options that best suit their income and lifestyle. Many respondents agreed that there are a variety of housing options, 15.4% thought there was not enough variety in the housing stock.

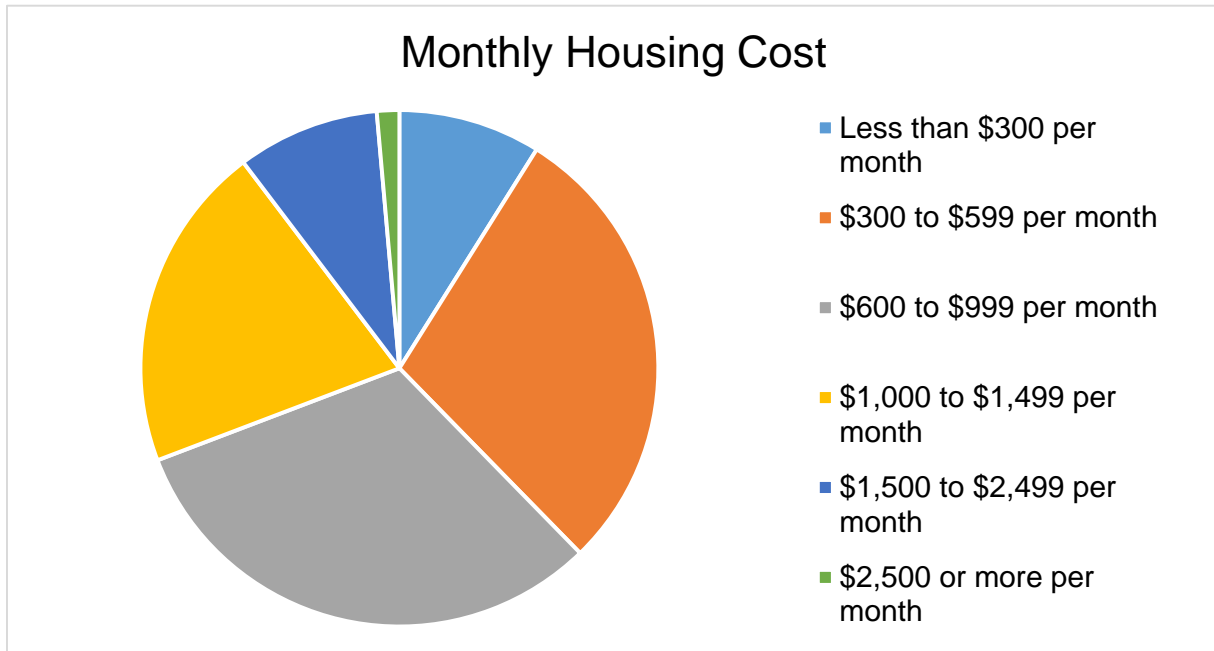
## Housing Diversity

Ninety percent of survey respondents reported that they live in detached houses. This identifies a lack of alternative housing structures such as duplexes or townhomes which can often provide housing for different populations of people including young adults, the elderly and lower income tenants that are unable to afford the additional costs associated with homeownership.



## Housing Costs

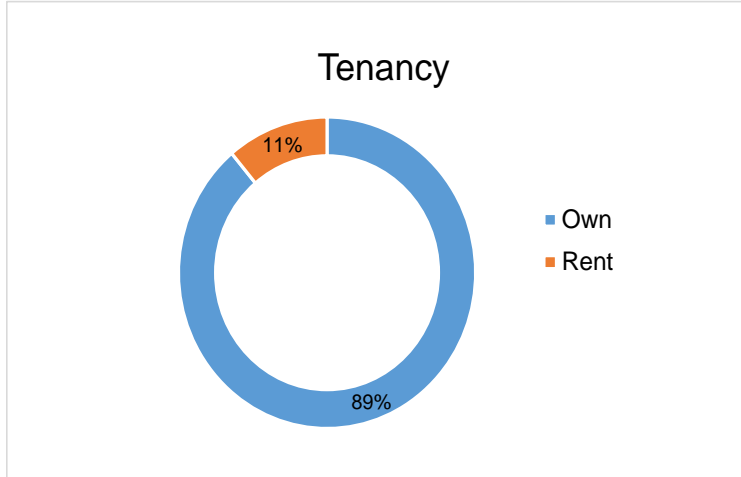
Housing costs are often the largest financial expense for people. As shown in the figure below, 28.3% of survey respondents said they 'Strongly Disagree/Disagree' with the existing housing options being affordable. While the estimated housing cost is not the same as the housing burden (the proportion of housing costs to total income), the monthly estimates can be compared to other financial characteristics such as median incomes.



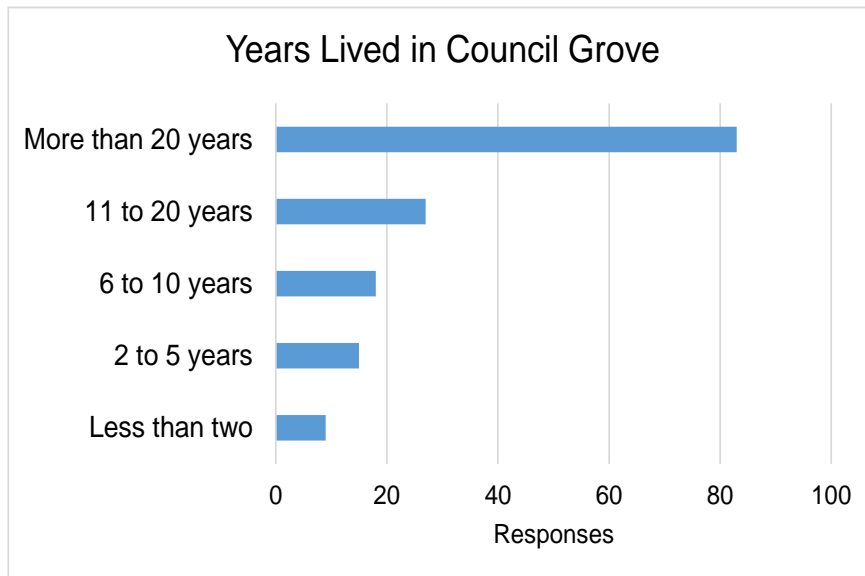
According to the survey, 28.8% spend between \$300 and \$599 per month, while 31.5% spend between \$600 and \$999 per month.

## Tenancy

In order to understand more about the housing characteristics of current residents, questions about their type and length of tenancy were asked. According to the results, most of the respondents own their own house. In addition to a larger financial investment in the community, homeowners tend to have an additional emotional investment to seeing their community thrive. Home ownership can also work as a stabilizing factor, and a strength in the existing housing market. Protecting this strength will be very important to the future of Council Grove.



A majority of respondents have lived in Council Grove for at least 11 years, most for more than 20 years. While this shows residential stability, it reflects the consistent population decline in the City. Housing conditions and opportunities help attract new residents and to keep existing ones.



## Housing Growth

Housing growth can provide options for prospective residents looking to relocate to Council Grove or current residents to move elsewhere in the city. When asked to evaluate the rate of the speed of growth of housing in Council Grove over the past five years, 68.8% of participants responded that housing growth was slow with less than 2% rating it as growing fast.

Rate the Speed of Housing Growth In Your Community Over the Past 5 Years				
Too slow	Somewhat too slow	Right amount	Somewhat too fast	Too fast
38.96%	29.87%	29.87%	0.65%	0.65%

For complete growth ratings, see Results Table 10 at the end of this section.

Providing housing for prospective residents ensures they live and spend their money in Council Grove rather than a nearby city. Meanwhile, housing growth allows for existing residents to relocate within the city based on their life stage, whether they are growing with a family or empty nesters wanting to downgrade in housing size. Housing growth can help strengthen existing and create new neighborhoods.

## Future Issues in Housing

A strong component of comprehensive planning is anticipating future areas of focus in an attempt to mitigate their effects. In a question asking respondents to identify the possibility of future issues, two components related to housing and neighborhoods were considered:

How Important are the Following Issues for Your Community to Address Within the Next Ten Years?				
	Essential	Very Important	Somewhat Important	Not at all Important
Addressing rundown & blighted properties	47.37%	35.53%	15.13%	1.97%
Improving street and pedestrian lighting	11.84%	23.68%	44.08%	20.39%

For complete results see Results Table 12 at the end of this section.

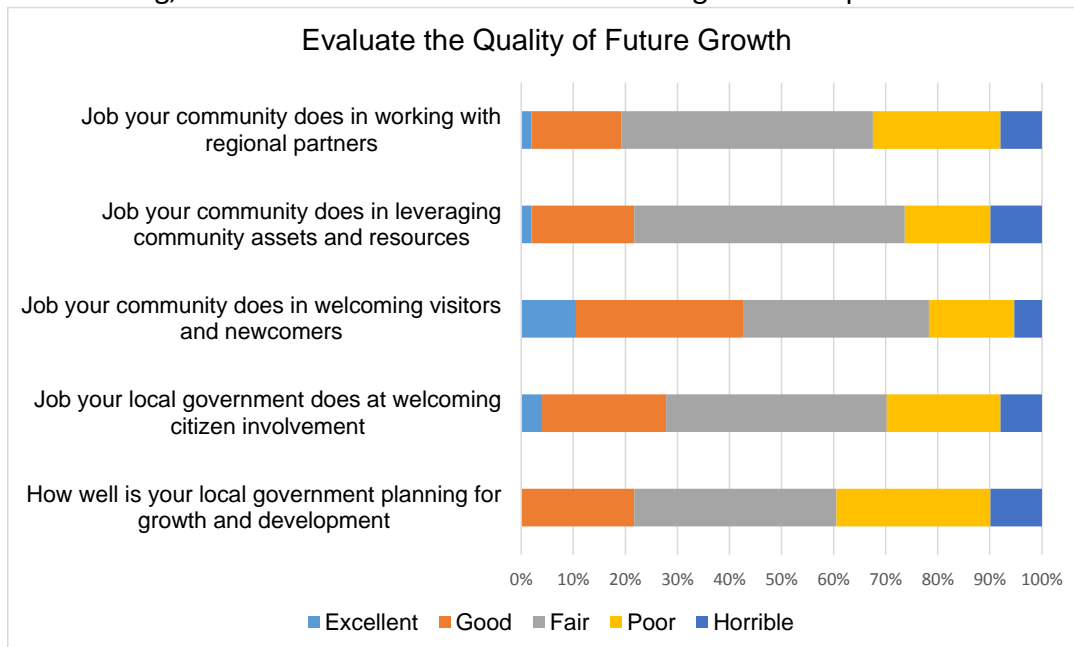
A majority, 82.9% of respondents identified that addressing rundown and blighted properties would be essential or very important in the next 10 years. There was less importance placed on improving street and pedestrian lighting, but some identified it as important in the future. Preserving and improving the physical condition and safety of houses and neighborhoods can have an effect on the quality of life and growth in Council Grove in the future.

## Council Grove 2025

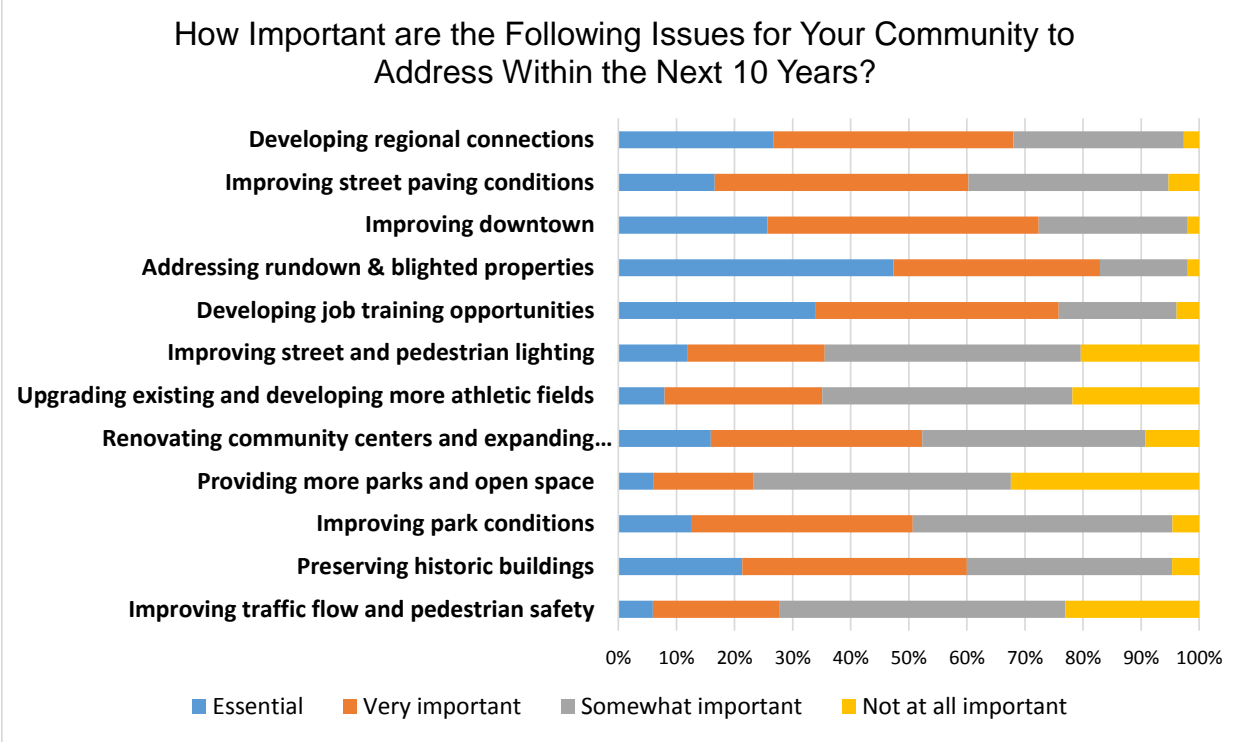
A strong component of comprehensive planning is anticipating future areas of focus that could have a significant impact on the future of Council Grove. When asked to rank seven future areas for development, survey respondents identified attracting industry and manufacturing as the highest. Second, was expanding and growing existing businesses. From community meetings the residents have expressed a desire for bringing in new businesses and creating a strong workforce to retain and attract residents.

What should Council Grove spend its resources in developing?	
1	Attracting Industry and Manufacturing
2	Expanding and Growing Existing Businesses
3	Quality of Life
4	Basic Infrastructure: Streets, Sewer, Water, etc.
5	Downtown Revitalization
6	Developing and Entrepreneurial Culture
7	Tourism

The potential for growth comes from many different areas. Survey respondents were asked to evaluate the growth potential from several different areas. While most areas were given a good or fair rating, there were some that showed more negative than positive feedback.



The lowest rated was how well the local government is planning for growth and development. While the Comprehensive Plan helps local government leaders plan for the future, these leaders will need to execute the actions in the future. This includes welcoming new residents and citizen involvement in the planning process.



The Comprehensive Plan seeks to address the many issues residents and local leaders anticipate in the future. Having them rank the importance of the issues can help direct the focus of future community meetings and the focus of the plan. The most important issues from this survey were, 1.) Addressing rundown and blighted properties; 2.) Developing job training opportunities; and 3.) Improving downtown.

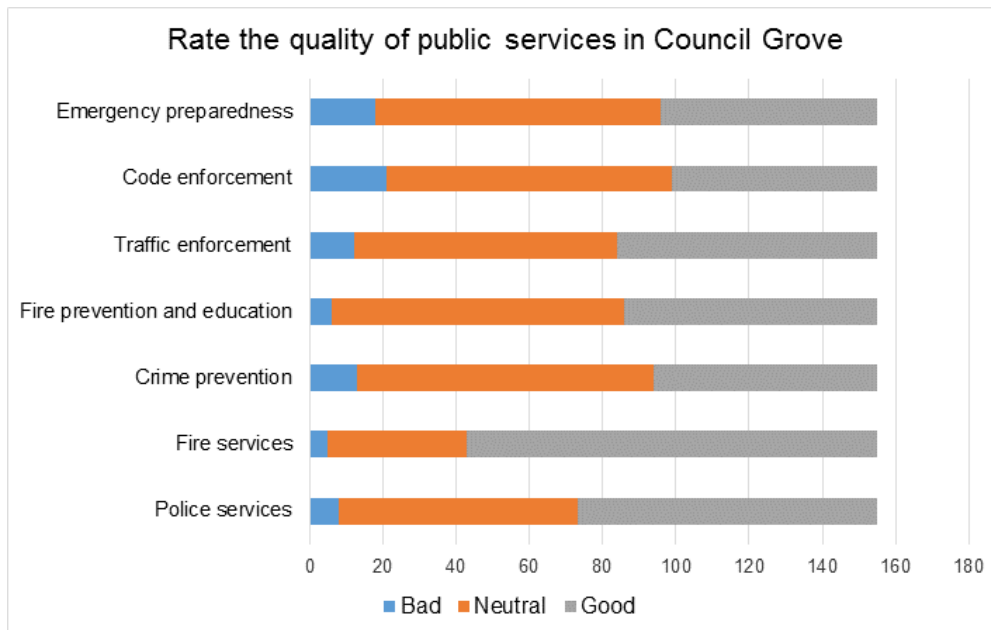


## Public Services and Infrastructure

### Public Services

Public services are provided to residents through various methods of funding. These services are generally created to protect the health, safety and wellness of the people.

A majority of the services were rated positively with over 50 percent of respondents identifying fire services and police services as good. The other categories were mostly rated as neutral, indicating that there could be some strengths and weaknesses to each program and the services associated with it.



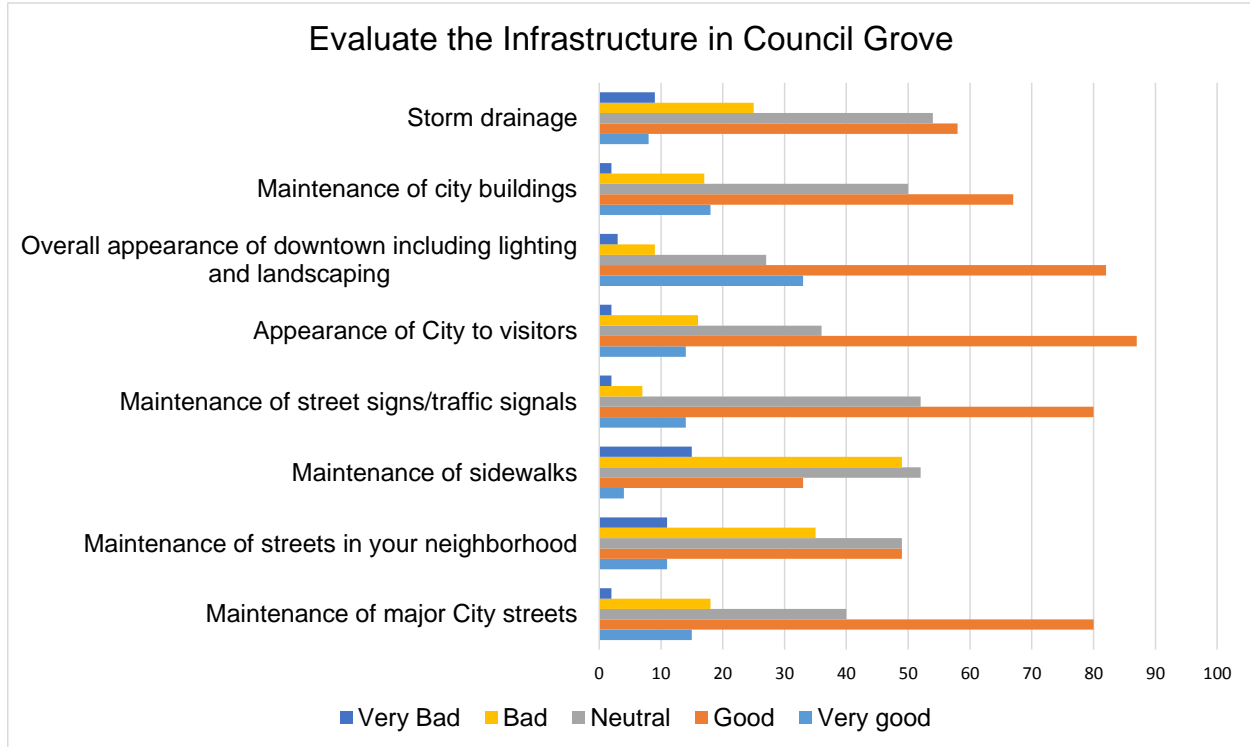
Code enforcement, emergency preparedness and crime prevention had more negative feedback than the other categories. Code enforcement has been discussed in previous issues, especially regarding rental properties and downtown buildings. Code enforcement is not exclusive to rental properties, but all properties included owner occupied housing and businesses. Maintaining the appearance of these properties can attract new residents and business owners.

Emergency preparedness is important in the Midwest region where storms can come up quickly and often be severe. Educational programs aimed at all ages can improve people's safety when emergencies happen. Providing lectures to students in schools and open houses for adults can help.

As reported earlier in the survey, 48.4 percent of respondents felt safe in Council Grove. The sense of safety is very important to residents' quality of life.

## Infrastructure

From roads to sewers, infrastructure is the basic building blocks of a city. Survey respondents were asked to rate the elements of infrastructure in Council Grove.



Overall, residents' thoughts about infrastructure components were rated as good. Many identified infrastructure strengths as being the overall appearance of downtown, maintenance of street signs and traffic signals and maintenance of city buildings. Weaknesses included the maintenance of sidewalks, some neighborhood streets, and storm drainage.

## Stakeholder Interview Summary

In July and August of 2015, stakeholder interviews were conducted to better understand the needs of the community. The interviews took place face to face in the community on a one-to-one basis. The goal was to interview a diverse group of people to obtain the broadest range of input on issues relevant to the 2025 Council Grove Comprehensive Plan. The seventeen people interviewed include:

Business owners  
City Employees  
City Council Members  
Elected Officials  
Residents  
Education leaders  
Religious organizations  
Community Activist

### Overview

The one-on-one interviews provided important feedback on Council Grove. Interviewees broadly responded to questions on the community's most valuable assets, perceived challenges, and hopes and suggestions for the future.

- ***Interviewees provided insight into the communities existing opportunities and most valuable features.***

Overwhelmingly, respondents perceived that there was a great value of location, being located 40 miles from Manhattan or Emporia, and under 2 hours to Kansas City or Wichita. Interviewees expressed enthusiasm about the rich history of Council Grove with the large number of national, state and regional historical places.

Most respondents saw a great potential for development associated with the local City Lake and Reservoir. These were seen as potential assets that could be promoted more.

- ***Interviewees discussed the various challenges that might hinder the future of the community.***

The main challenges addressed by interviewees included, the desire to see more jobs and businesses brought to the community, increase transportation access on 177, the need for more and better housing options, and the desire to draw more outside dollars into the community.

Interviewees noted concerns over high property taxes, but also stated that housing appraisals were high but even across the city. There was some discussion that the declining population and declining school enrollment could have long lasting effects on the community, if not addressed. Sustaining the historical relevance of Council Grove was also seen by many as an important part of the survival of the community at large.

- ***Interviewees presented their goals or hopes and offered suggestions for the future.***

Most interviewees perceived Council Grove as a potential place for economic and community development. There was an expressed interest in seeing new business that could lead to the creation of high-paying jobs, economic opportunities, and a more sustainable future for the citizens. There were also numerous mentions of the desire to see more modern housing and affordable rental options in Council Grove. The community is optimistic about the strength of the public school, but desire to see enrollment number increase. There is also a desire from some residents to see Council Grove become a tourist and recreation destination location, the increase could foster economic growth and help preserve the importance of some of the historical sites.

### **Interview Questions and Summary of Responses**

Stakeholder participants were asked open-ended questions. Responses varied greatly, the following is a brief summary of the interviews conducted.

**1. Background: How long have you lived in Council Grove and what is your background/experience with Council Grove? What do you value most about Council Grove?**

Background of each interviewed participant ranged from a few months to lifelong multi-generational residents. Most had family connections that spanned generations. Generally, the interviewees agreed that they valued the smallness of the community, and many also valued the quality of amenities offered in community. Many viewed Council Grove as the quint essential hometown.

**2. Issues: What are the most important issues facing the Council Grove Area? Which are your top priorities to address through this planning process?**

The issues noted largely addressed the need for more jobs and employment options, the desire for more affordable housing, concerns over high property taxes, the loss of student and residential population, declining retail businesses, issues between city lake residents and the larger community, and the lack of a common vision.

**3. What impact does tourism have on Council Grove? Do you think tourism should be encouraged and if so, how?**

Tourism was viewed as a strong potential economic driver, but it could also be improved upon. The desire for a hotel was mentioned in multiple interviews, as well as the importance to see more bus tours. It was also noted that the use of the local lakes was an economic driver for the community. Some noted that preserving historical sights, improving marketing, and increasing sport events would also help draw more tourists.

**4. Current Plans and Efforts: Are there any recent planning-related efforts that your group/organization is involved with that could help inform this Comprehensive plan?**

There appears to be strong committees and foundations that have a core group of volunteers that play a helpful role in the community. One example of group participation in the Riverwalk Trail has been a success for the community, and will be growing.

**5. Are you familiar with the local zoning ordinances, or any other planning related regulations? What are the planning deficiencies or strengths for Council Grove?**

**Strengths:** Caring leaders, volunteers, and residents. Nice size of community. Geographical location is strength, City leaders that keep community growing and active. High quality city officials. Stable infrastructure. The city of Council Grove is zoned. Strong Morris County planning director, zoning is adequate. Park and Rec is a community strength, Senior Center is good, Public transportation (Shuttle) availability is good. Strong County planning director, city efforts. Quality city officials. Stable infrastructure. Proactive on problems, local tradesman on building code committee. Strong zoning enforcement, in the past it was lacking. Good local newspaper, hospital, decent streets, and infrastructure.

**Deficiencies:**

County not zoned. Zoning is reactive, issues with staying up to code. City infrastructure has problems. City owned historical structures have been neglected  
City inspector is very good, does not belong here. Zoning micro manages.  
Zoning micro manages. Economic Development needs to do more attention.  
Local zoning codes can prohibit small businesses, get lost in red tape.  
People built outside city to avoid red tape.  
City needs to be more economically progressive. Strict regulations on building permits  
High poverty level, high property taxes, too much city spending.  
City Council has a challenging job between city and lake populations. Zoning is heavy handed, over regulated. Endless zoning and regulations at the lake. City lacks planning overall  
Need county zoning, city limits need revised, tax everyone the same. Water infrastructure improvements needed. City has too much property to maintain. Water, sewer, and drainage issues.

**6. Community Needs: In your opinion, are improvements needed in community facilities or services in Council Grove? If yes, what is needed?**

Community Needs varied from interview to interview, below are the responses: 3-mile limit would protect from unwanted businesses, and would not limit agriculture use. Make sure what we keep out doesn't hurt us later. More jobs and economic development needed. Theater needed to attract tourist groups. Businesses and young families needed. Employment, factories, affordable living needed. Improved downtown would help the community.

Preserve small town but not limit growth. City should be "lean and mean", and should hire out services. Downside city government, (armory not needed) more city services than needed.

Housing improvements needed, such as multi-family home, apartments, rentals.

Fair market housing prices needed. Less of a division between City Lake residents and City residents.

City should work with business owners to encourage growth. Need more resources for residences with greatest needs. Sometime common sense is forgotten. Sidewalk improvements and water safety needed. High property and sales taxes. City infrastructure has been neglected. Look at community assists, such as the lakes and tourism. City Lake is an economic driver, address lake issues. Water system needs updated.

**7. In your opinion, are additional protection efforts needed for the historic resources such as buildings, structures and historic places? If so, what do you think would help protect the historic resources in Council Grove?**

YES:

Be proactive. More awareness. Some need protected but not all. Important to the community. Can't save every building, being selective is important. Small grants and tax levy would be good. Additional protection needed for Kaw history, Santa Fe Trail. Can't save everything. Preservation needed but not capitalized on. Needs attention.

Encourage the unity of the downtown historic district. Preservation needed for the present and future. Yes, through grants and other private sources. Additional funds needed.

NO:

No, look at other needs, incomplete attempts have been made in the past. Disjointed efforts. Limit spending, will Historic Preservation be important in 2025?

No additional Historic Preservation resources needed. No budget for city historic city property. City owns many properties. Not every building can be saved. Too much spending on some projects.

Maybe:

Keep it up if we are going to keep it, if not, it other people's responsibility Should be done by residents, grants or private funds not by city's resources.

**8. What park and recreation activities and events are most needed at in Council Grove?**

City residents spoke overwhelmingly about the benefits of the park and recreation department. Most noted that there was strong youth involvement throughout the community. Below are the responses. Strong youth involvement but increases in all-age activities are needed. Need to do more to upkeep the park services. Good pool, Riverwalk. No current shortcomings. Tournaments needed, like disc golf, swim meets,

skate demo, and softball games. Park and Rec successful. Could do more with art in the park. Pool was needed and ran well. Strong parent volunteers, rec offers good youth activities. Positive for community and school. More rentals boats, campers, bikes needed. City rec is a joke. More day camps needed, not just sports. Tournaments needed. Strong for youth, not much for older population. Good, but all children need access to services (via scholarships). Very competitive parents. More activities needed for older adults. Growing recreation options- trails meet needs of youth. Declining trend on sports and activities needs to be measured for ROI.

**9. What improvements, if any, to Council Grove do you think should be the highest priority?**

More rental and afford able homes, have open communication and better communication with groups. Set clear priorities restore and upgrade public and private historical sites such as the Stella Theater. Hotel needed. Public bathroom needed. Bring in outside money. Improve transportation routes, like Highway 177. Modern housing needed for young professionals. Council Grove needs to attract businesses. Need to change in moral thinking, need to value things that really matter. More local businesses and more entertainment needed. Personal involvement and responsibility needed. Student population needs attention, employment options needed. Higher school enrollment needed. Need a strong connection between park and rec and schools. Market the community as a great place to live and raise a family. Need large public venue. Housing prices that meet local income levels. Reward people for keeping up their property; make clearer city limits. Hotel needed. City lake issues and school district need attention.

**10. How can Council Grove better serve the needs of the residents?**

Lower property taxes. Build community together. Improve communication. Return retail business to downtown, promote new business to build job and grow population. Keep the community informed. Council Grove does more than it should. Employment needed, rental housing needed. Promote lakes. Get spending under control. Get cost of living down. Good hospital, strong community, proactive on problems/issues. Stronger law enforcements needed. Welcome wagon needed. City government is strong. Embrace their own identity, be a regional hub. Promote and help businesses work together. Lower property taxes needed. More education, transportation, wealth gap need addressed. Many great services offered in the community. Be willing to show appreciation for the community. Bring in new businesses. Educate community to get more involved. Lower taxes, income/jobs needed. Most community needs are met. No complaints, some key leaders lack education, could be more progressive.

**11. How could your organization/group partner or build upon existing partnerships in the future to improve the facilities, resources, events or programming in Council Grove?**

Strong and many partnerships, community works together but is also independent. Conflicts with groups are apparent, fewer meetings needed with more focus. Presentation to individual groups needed to help the Comprehensive Plan be effective. Monthly meetings among multiple groups. Strong communication among groups. Should partner with other communities and counties. City Council needs more local input, there is much overlap on partnerships. Strong community foundations. Website needed to join groups together. Build on growth of Manhattan. Strong partnerships with a select group of community members. Strong committees, with many overlapping volunteers. Groups and committees can be divisive. Build on local student's strengths and local business needs. Communicate common goals with city and lake residents. Use arts group to tell historic stories to help tourism. Build upon Manhattan, CG is not an island. Private Public Partnership exist, could use more. There are a number of a number of civic organizations.

**12. Public Participation: What do you believe will be the most effective way to get the general community involved in the planning process? How can we best involve you and/or your organization or group in the planning process?**

There is a vocal minority. Advanced planning needed, more media coverage. SHOW RESULTS to the community! Morris County as a whole should be involved, as well as great Council Grove area. Send information at home with kids at school. Post flyers at local businesses. Most community members complacent, not futurist, listen to people. Advertise community meetings, make them open to all. Make goals easy to understand. Use social media. Talk about what has worked for other communities. Use local paper and use flyers to advertise information. Email blast, print flyers, use shuttle. Build a public campaign. Build an app. Educate the community, and the school. Have open communication. Make goals personal, engage people on all levels. You will get people who care, educate the community. Young people do not get involved. People don't want get involved if it doesn't affect their children or pocketbook.

**13. Best Advice: What is the best advice you can give us that will lead to a successful planning process?**

Keep chamber informed. Get broad input from community. SHOW RESULTS! Comprehensive Plan must be a "to do" list not a "wish list". Get communication flowing. Get public ownership. Bring employment to the area. Reduce city spending. Filter agenda. Use the daily paper, and school to promote plan. Use assets, KSU game day traffic. Businesses create more businesses. Cater to outside money, they spend more than locals. The comp plan is a journey for the community. Connect to the school. City Lake wants to be part of the community. Make personal connections. Identify reasonable objectives. Look at trends.





## Policy Goals, Objectives and Implementation Steps

*This section identifies goals and objectives for the following five components of the Comprehensive Plan. These goals and objectives were identified through public meetings, interviews and discussions with stakeholders. These conversations focused on how to achieve the best future for Council Grove through advancing existing assets and creating new opportunities.*

1. Land Use
2. Housing & Neighborhoods
3. Economic Development
4. Quality of Life
5. Downtown

## *Land Use*

### *Vision*

Land use goals consider the current uses and potential future uses for identified areas in Council Grove. Communities should take into consideration a variety of uses including residential, commercial and business, recreational space and areas for potential development. This helps the community's growth occur in a balanced and strategic way and ensures that development is consistent with the community's values.

### *Existing Conditions*

#### *What Is the Difference Between Land Use and Zoning?*

"Land use" is the umbrella term for the types of activities that are actually occurring on a parcel of land, such as residential, retail, industrial, agricultural, or transportation uses. Land uses can change over time; for example, when a field becomes vacant fallow land and then is turned into a residential subdivision. Identifying "future" land uses for a community shows the outside world the community's preference for what types of land uses they want in those places for the future.

While related to land use, "zoning" is the legal tool that a local government uses to regulate the types of uses that can occur on a specific parcel of the land. It provides greater protection against unwanted uses being developed in the future.

Land use designations and zoning are related but two separate things with land use designation occurring first and the development and application of zoning occurring second (if a community chooses to take the step to apply zoning regulations).

It is very important to note what zoning does NOT do.

- A community that applies zoning regulations to property outside of its city limits does not mean that the community will require that the building code be applied and that building permits will be required.

Properties within the Council Grove city limits are currently zoned. Property outside of the city limit is not zoned. A lack of zoning in the areas outside of the city limits was a major concern for the steering committee and the City of Council Grove because it leaves these areas vulnerable to development that may not be compatible with the agricultural and rural residential uses that exist there now. It was the intent of the steering committee and the City of Council Grove to find a way to preserve and protect the areas outside of the city limits and ensure that the existing agricultural and rural residential uses on the land can continue now and into the future.

### *Existing Zoning Districts*

The properties within the city limits of the City of Council Grove are currently zoned. Below is a listing of those existing zoning districts.



Current Zoning:

- Business District
  - Retail
  - Food Services
  - Professional Services
- Semi-Business and Industrial District
  - Warehouse
  - Manufacturing
  - Wholesale
  - Utilities
- Residence District
  - Family dwelling
  - Public Schools
  - Churches
  - Two-or-more-family dwelling
  - Apartment houses
  - Boarding and lodging houses
  - Home based business

## Goals and Objectives

### 1. Create three new residential zoning districts.

Encourage new and infill residential development that is consistent with the existing housing stock in Council Grove and offers more housing options.

Implementation Steps:

- Create a citizen-based zoning committee to help develop new zoning districts.
- Create three new residential zoning districts. Rural Residential, Single Family/Duplex Residential, and Multi-Family Residential.
  - The intent of the Rural Residential zoning district is to preserve and protect the continued use of rural residences within the 3-mile boundary outside of the city limits.
  - The intent of the Single-Family/Duplex zoning district is to support for the continued use of single-family and duplex residential uses within the city limits and in select areas directly adjacent to the city limits.
  - The intent of the Multi-Family Residential zoning district is to promote development of higher-density residential uses in appropriate areas close to downtown and along Main Street.

#### A. Identify potential locations for future low-density residential development.

Implementation Steps:

- Designate the areas proposed for future low-density residential development as shown on **Map D** in the Appendix.
- Develop and apply a new Single Family/Duplex Residential zoning district to these areas in order to preserve for future low-density housing development.

#### B. Encourage a variety of housing types by identifying locations for housing options of moderate density residential uses such apartments and townhouses.

Implementation Steps:

- Designate the areas proposed for future moderate-density residential development as shown on **Map E** in the Appendix.
- Develop and apply a new Multi-Family Residential zoning district to these areas in order to encourage the development of a greater selection of housing types (apartments, townhomes, etc.).

#### C. Plan for connectivity amongst new and existing neighborhoods through sidewalks and street connections.

### Implementation Steps:

- Conduct an inventory of all existing sidewalks to document issues of connectivity and condition. Ensure that all new development in the proposed residential areas plan and construct sidewalks to ensure connectivity to the rest of the town.

## 2. Protect recreational areas.

Recreational areas provide a great benefit to the residents as well as serving as a tourism base. Lake residents and visitors are an important part of Council Grove's tourism and economic base.

### A. Identify ways to develop amenities to enhance use of the lakes.

#### Implementation Steps:

- Work with the City and Chamber on listing detailed information on accessing lake amenities and activities that the public can use.

### B. Improve communication between Council Grove City Lake's residents and the city.

#### Implementation Steps:

- Use the existing city website to convey information about public city meetings and events as well as city lake meeting and event information.

### C. Work with the Corp of Engineers to create opportunities to improve amenities at Council Grove Reservoir.

#### Implementation Steps:

- Explore replicating the public-private partnership that the U.S. Corp of Engineers is using at Milford Reservoir in Geary County to work with private developers to develop a hospitality lodging use on land adjacent to the Council Grove Reservoir as a means to attract tourism to the area.

### D. Identify areas around Council Grove City Lake that would be suitable for additional campgrounds and resorts where City water is available.

#### Implementation Steps:

- Designate the area proposed for future cabins/lodging land uses as shown on **Map G** in the Appendix.
- Complete an inventory of sites around the Council Grove City Lake that could work for the development of additional public campsites and private hospitality lodging uses.

### 3. Expand commercial and business zones.

Industrial development can attract new and develop existing industries. The creation of an industrial park and potential economic incubator site could spur economic activity. Identify a location for a hotel that would create opportunities for attracting overnight guests for special events and sports tournaments. It would make it easier to attract tourists to the historic Council Grove.

#### A. Identify locations for a future industrial park as a place for business start-up or relocation.

Implementation Steps:

- Designate the areas proposed for future semi-business and industrial development as shown on **Map F** in the Appendix.
- Work with the Greater Morris County Development Corporation on the marketing of existing and potential industrial development sites within these areas as a means to attract new business investment.

#### B. Create a task force for business attraction.

Implementation Steps:

- Encourage the Chamber of Commerce, local business leaders, and city and county economic development staff to meet on a regular basis to work on the issue of business investment.

#### C. Identify an existing building that could be designated for a future economic incubator.

Implementation Steps:

- Identify potential buildings within town that offer flexibility and adaptability for potential tenants. This could be choosing a building that can accommodate someone who is working on product development, prototype manufacturing, or commercial food production.

#### D. Locate a potential hotel site that has access and visibility from a major highway and is within easy walking distance to downtown.

Implementation Steps:

- Identify potential sites within town along the main commercial corridor that could be redeveloped into a hotel use. Ideal sites are those that offer easy auto access and high visibility from the major highways but have good pedestrian connectivity to the downtown and Main Street.

#### 4. Exercise extra territorial control of land use in the three-mile area outside of the city limit boundaries in an effort to protect existing uses.

By state statute, Council Grove is permitted to exercise additional land use regulations outside of the city limits.

##### A. Take steps to exercise City control of land uses in the three-mile area outside of the City corporate boundaries.

Implementation Steps:


- Designate the land uses for the area proposed for extraterritorial zoning outside of the city limit boundaries as Rural Residential or Agricultural as shown on **Map H** in the Appendix as a first step in preserving and protecting the existing agricultural and rural residential uses in the area.
- Designate the land use for select areas as shown on **Map F** in the extraterritorial zoning area as Semi-Business Industrial.
- Designate the land use for select areas as shown on **Map D** in the extraterritorial zoning area just outside of the city limits as Single Family Residential.
- Designate the land use for the select area as shown on **Map G** in the extraterritorial zoning area as Cabins/Lodging.

##### B. Develop and apply appropriate zoning regulations to the area within three-miles of the city limits to best promote future uses.

Implementation Steps:

- Create a citizen-based zoning committee to help develop new zoning districts.
- Develop and apply zoning to all areas in the three-mile area outside of the city limit boundaries.
- Develop two new zoning districts (Rural Residential and Agricultural) and apply to appropriate land outside of the city limits within the three-mile buffer as a way to preserve and protect existing agricultural and rural residential uses for the future.
- Develop and apply the new Single-Family/Duplex Residential zoning district to identified land just outside but adjacent to the city limit boundaries.
- Develop and apply a new Cabins/Lodging zoning district to identified land within the three-mile area outside of the city limit boundaries.
- Apply the existing Semi-Business Industrial zoning district to identified land just outside of city boundaries as appropriate.

##### C. Develop and apply zoning regulations for agricultural uses that protect agricultural activities, a significant contributor to Council Grove's economic base.



Implementation Steps:

- Create a citizen-based zoning committee to help develop new zoning districts.
- Modify the zoning code to create an Agricultural zoning district to define appropriate agricultural uses and allow for the protection and preservation of farmland.

D. Develop and apply zoning regulations that protects rural residential uses and ensures protection of landowners' properties.

Implementation Steps:

- Create a citizen-based zoning committee to help develop new zoning districts.
- Modify the zoning code to create a Rural Residential zoning district to clearly define and protect rural residential uses within in the three-mile area outside of the city boundaries.



## ***Housing & Neighborhoods***

### ***Vision***

Housing provides safety, comfort and creates a sense of belonging within a community. The importance of housing is why Council Grove is committed to preserving existing housing and encouraging the development of new housing of various types to meet the needs of future residents. These goals and objectives were identified from the community survey results, community meetings, interviews and the trends report.

### ***Existing Conditions***

The housing stock in Council Grove is almost exclusively single-family and mobile homes. Duplexes and multi-family apartments are less than 10 percent of the housing. Housing in Council Grove is relatively affordable. Concern has been expressed in the community about the condition of housing with a number of vacant and older houses that are in need of rehabilitation.

While a majority of Council Grove residents have their primary residence within the city, there are a significant number of seasonal and second homes in the planning area because of the housing at the Council Grove City Lake.

The urban-rural disparity can be seen in many aspects of the housing environment, where housing in urban areas is increasing through the construction of newer units while the rural areas are left with nearly half of their housing stock built prior to WWII. Speculative housing by builders is seen as too risky in a community that has seen little to no growth over the last few decades. Housing is built based on demand, but the time it takes to build new housing may discourage residents from moving to Council Grove.

### ***Goals and Objectives***

#### **1. Revitalize, sustain and enhance existing neighborhoods.**

Existing neighborhoods contain history and character that are vital to existing residents. Tenure and stability in the housing market is one of Council Grove's existing strengths.

##### **A. Address vacant and blighted properties.**

Implementation Steps:

- Increase city code enforcement activities to identify substandard properties in order to gauge the extent of the issue.
- Pursue Kansas Small Cities Community Development Block Grant (CDBG) funding for home rehab efforts to bring substandard properties up to code.
- Pursue Kansas State Historic Preservation Office funds to assist with rehabbing of historic properties.

**B. Identify and prioritize neighborhood needs for City based support activities such as parks and sidewalks.**

**Implementation Steps:**

- Conduct an inventory of all existing sidewalks to document issues of connectivity and condition. Ensure that all new development in the proposed residential areas plan and construct sidewalks to ensure connectivity to the rest of the town.

**C. Locate and protect existing historic areas.**

**Implementation Steps:**

- Publicize the existing designated downtown historic district.
- Identify other areas of town that could be candidates for historic district designation.

**D. Explore development of more stringent Code Enforcement programs.**

**Implementation Steps:**

- Evaluate existing city code for efficacy and revise if necessary.
- Increase city code enforcement activities to identify substandard properties in order to gauge the extent of the issue.

**E. Research potential financing resources for housing rehabilitation.**

**Implementation Steps:**

- Pursue Kansas Small Cities Community Development Block Grant (CDBG) and U.S. Department of Agriculture (USDA) funding for home rehab efforts to bring substandard properties up to code.

**2. Provide opportunities for neighborhood engagement and involvement.**

Council Grove is a social community that values their relationships and city. Opportunities for engagement and involvement at the neighborhood level can strengthen the relationships amongst neighbors and neighborhoods.

**A. Support the development of neighborhood associations.**

**B. Encourage neighborhoods to host social events such as block parties and carpooling opportunities.**

**Implementation Steps:**

- Use the existing city website as much as possible to provide information on these types of upcoming events and in order to provide contact information.

**3. Expand housing options and opportunities.**

Housing options and opportunities that accommodate a range of incomes and variety of lifestyles is essential for creating strong, diverse neighborhoods. This includes market rate and affordable housing, owner and rental occupied, single family, multi-family, housing for seniors and special needs.

**A. Increase the supply of affordable housing: rental and ownership.**

Implementation Steps:

- Pursue Kansas Small Cities Community Development Block Grant (CDBG) funding for affordable new home construction.
- Work with Kansas Housing Resources Corporation in pursuing low-income housing tax credits for multifamily rental projects.

**B. Provide housing for persons with special needs and housing for seniors.**

Implementation Steps:

- Pursue state and federal funding for the development of supportive housing for seniors and special needs populations.

**C. Facilitate residential development that includes a mix of income levels.**

Implementation Steps:

- Engage the Manhattan Area Builders' Association on developing new units in Council Grove as a way to meet greater Manhattan's housing market needs.
- Work with government partners and affordable housing developers to develop new, affordable, single-family housing.
- Work with the State of Kansas to develop an affordable multifamily rental development.

**D. Annually conduct a housing needs assessment to identify, evaluate, and address housing needs.**

Implementation Steps:

- Pursue Kansas Small Cities Community Development Block Grant (CDBG) funding to help the city conduct a housing needs assessment.

**E. Encourage the development of medium-density rental housing.**

Implementation Steps:


- Increase the quantity of affordable housing rental units through new investment, particularly through low-income housing tax credits.

**4. Improve the quality of rental housing.**

Rental housing fills a need for many residents for its accessibility and affordability. The quality of existing rental housing can also suffer, becoming blighted properties.

**A. Explore developing stricter Code Enforcement procedures and policies.**

Implementation Steps:

- 
- Evaluate existing city code for efficacy and revise if necessary.
  - Increase city code enforcement activities to identify substandard properties in order to gauge the extent of the issue.

**B. Increase the access to affordable housing for renters.**

Implementation Steps:

- Increase the quantity of affordable housing rental units through new investment.

**C. Look for opportunities for public/private partnerships to encourage rental housing.**

Implementation Steps:

- Partner with a local Community Housing Development Organization (CHDO) in developing new rental housing in the community.

## ***Economic Development***

### ***Vision***

Future economic development goals and objectives for Council Grove should focus efforts on business retention, attraction of new primary employment, enhancements to downtown, and development of tourism.

### ***Existing Conditions***

Council Grove's major industry clusters are in Production Technology & Heavy Machinery, Local Utilities, and Transportation & Logistics. With many local manufacturers and a firm foothold in telecommunications, Council Grove has a surprising range of diversity for a community of its size. As the economy shifts to the servicing of tourism and retirees, the challenge will be to what degree this diversity remains and possibly, expands.

### ***Goals and Objectives***

#### **1. Retain existing business.**

Actions to retain existing businesses should be considered as a way to create a stable economic base while still trying to grow. Existing businesses in Council Grove have credibility with residents and should be capitalized upon through small business programs and marketing that support and reward business owners.

- A. Publicize “Shop Council Grove First” campaign to residents to encourage them to shop locally whenever possible.

Implementation Steps:

- Use the Chamber of Commerce as much as possible in the marketing and promotion of existing businesses to existing residents of Council Grove and Morris County.

- B. Develop strategic marketing plans to promote existing businesses.

Implementation Steps:

- Use the Chamber of Commerce as much as possible in the marketing and promotion of existing businesses, especially to potential visitors.

- C. Put in place planning and zoning requirements that promote and preserve small-scale business development.

#### **2. Identify gaps in retail services.**

Providing necessary retail services for residents or short-term visitors ensures that money on those products is being spent in Council Grove rather than surrounding areas.

- A. Implement a market survey of trade area to identify gaps in retail services.

Implementation Steps:

- Partner with a university to use a class to conduct trade area analysis for the Council Grove market area.

**B. Access retail sales data for trade area.**

**Implementation Steps:**

- Use U.S. Census and quarterly State of Kansas electronic data to track the retail market for the Council Grove area on a consistent basis.

**C. Find ways to target gaps in the market through selected retail business attraction.**

**Implementation Steps:**

- Emporia State University has a Small Business Development Center that provides knowledge and resources to help entrepreneurs and small businesses develop successfully. Council Grove could partner with Emporia State University to specifically develop local entrepreneurs.

**3. Attract new primary employment.**

Primary employment is jobs that provide goods and services that are for use outside the local market, bring new revenue into the market. The focus of the economic development strategy for Council Grove and Morris County should be in light manufacturing and bio-agricultural clusters.

**A. Consider participation in the Regional Economic Partnerships initiative.**

**B. Identify sites for economic development and maintain the information in the site selection tool developed for the Flint Hills Economic Development District.**

**Implementation Steps:**

- Work with Greater Morris County Development Corporation to identify job-generating sites for entry into the site selection tool and market those sites through business and trade organizations.

**4. Promote and attract tourism in Council Grove.**

Council Grove offers a historic downtown, many recreational opportunities and is rich in historic character. Travel and tourism is an economic opportunity for the community.

**A. Market Council Grove's Historic Sites and Recreational Opportunities through a variety of media channels.**

**Implementation Steps:**

- Use the Chamber of Commerce as much as possible in the marketing and promotion of shopping, lodging and recreational amenities to potential visitors.

B. Continue effort to attract development of a hotel and places that would attract new visitors and improve the experience of traveling and staying in Council Grove.

Implementation Steps:

- Identify a mix of appropriate lodging sites within walking district of the Downtown and Main Street.

C. Explore the possibility of developing a scenic byway north on K-177 to I-70 as a way to enhance tourist's experiences and attract travelers from I-70.

Implementation Steps:

- Work with the Kansas Department of Transportation (KDOT) on pursuing extension of the Byway north from Council Grove to I-70.



D. Support and promote the development of a Welcome Center project that would be located at the intersection of I-70 and K-177.

Implementation Steps:

- Use the Chamber of Commerce website to link to the Welcome Center project's website on its status.

## 5. Support the development and recruitment of a skilled and competitive workforce.

Creating an environment that supports skilled workers can attract new residents, retain existing ones and prevent cases of "brain drain." This goal can be achieved through programs that target job creation and promote skilled labor as well as programs that connect the workforce to available jobs.



A. Create a Workforce Development Program.

Implementation Steps:

- Partner with the State of Kansas Department of Commerce to develop a workforce development program tailored to the Council Grove area.
- B. Coordinate workforce needs of local business and education programs to take advantage of the educated and skilled graduates of Council Grove High School and Butler College.
- C. Access Kansas' workforce development resources.
- D. Strive to retain existing young people to stay or return to the community to live and work. Encourage young people's involvement in the community through community service projects, local internships and active public engagement on community issues.



## *Downtown*

### *Vision*

The downtown area of any town should be a lively area providing commercial and social opportunities for everyone in the community. Expanding on the historic character and promoting local business, the overall visitor experience can be improved.



Photo courtesy of Bob Collins

### *Existing Conditions*

The downtown area is currently underutilized and needs improvement in terms of physical appearance and condition as well as commercial opportunities.

### *Goals and Objectives*

#### **1. Improve appearance and condition of Downtown.**

Creating an aesthetically pleasing environment will draw people to the area.

- A. Determine what streetscape improvements could enhance the downtown experience.

Implementation Steps:

- Conduct an inventory of all existing sidewalks to document issues of connectivity and condition. Ensure that all new development in the

proposed residential areas plan and construct sidewalks to ensure connectivity to the rest of the town.

- B. Seek financial resources that could aid with façade improvements and historic rehabilitation of properties in order to deter blight and decay and ensure public safety.

Implementation Steps:

- Pursue Kansas State Historic Preservation Office funds to assist with rehabbing of historic properties.

- C. Place historic markers and graphic, informational signs to improve access and the historic experience.

Implementation Steps:

- Pursue Kansas State Historic Preservation Office funds to assist with way finding and signage.

- D. Continue development and implementation of a city tax rebate incentive program for downtown buildings as a means to encourage building owners to improve their properties. Implement this effort in conjunction with a similar effort underway by Morris County.

- E. Utilize existing historic district guidelines in conjunction with zoning and planning requirements to preserve and promote small-scale businesses that are compatible with the existing, traditional historic building form.

## **2. Develop marketing campaigns.**

Campaigns to encourage residents to shop local and promote unique dining and shopping experiences.

- A. Create a joint or co-marketing team to promote the area.

Implementation Steps:

- Utilize the existing Chamber of Commerce and their ongoing efforts.

## **3. Expand the stock of residential or commercial spaces in the area.**

Many of the structures along Main Street in Downtown have opportunities for second floor uses whether it is used for rental apartments to fill a hole in the housing market or create small studio or specialized spaces for small companies.

- A. Identify underutilized spaces for additional commercial space or second floor style apartments.

Implementation Steps:

- Market these non-traditional spaces as live-work residential opportunities. These second floor areas offer loft-style spaces that are architectural types that are not typically available in adjacent communities and are attractive to young professionals and creative types.
- Clarify and communicate the requirements for renovating these spaces.

**4. Create a cohesive and uniform Downtown district that includes the East Main Street and adjacent commercial uses along Union Street.**

Downtown consists of historic buildings west of the Neosho River as well as newer commercial uses along the East Main Street and Union Street. These areas can be tied together by incorporating some common design elements throughout.

**A. Make definitive boundary to downtown area.**

Implementation Steps:

- Use common design elements such as lighting, planters, informational kiosks, landscaping, and seasonal street pole banners to tie the entire area together.

## Quality of Life

### Vision

Quality of life goals and objectives attempt to create a range of opportunities for Council Grove residents to feel connected to their community and place. A high sense of quality of life can provide an attractive lifestyle to prospective residents and improve current residents feeling towards Council Grove.

### Existing Conditions

Quality of life was rated fairly high amongst survey respondents and repeated as one of the main attributes of Council Grove in community meetings and interviews. The sense of community is perhaps the most valuable asset to Council Grove and these goals and objectives work to maintain it in the future.

### Goals and Objectives

#### 1. Enhance public parks and existing open spaces.

Public parks and open spaces have been proven to improve the quality of life in areas by providing city residents' access to recreational opportunities and proximity to nature.

##### A. Promote the Flint Hills Nature Trail.

Implementation Steps:

- Include a detailed map on the Chamber of Commerce's website showing visitors where they can access the trailhead in Council Grove.

##### B. Become more bike friendly and incorporate bike rental programs for the nature trails.

Implementation Steps:

- Identify all existing trails and linkages and communicate it via the Chamber of Commerce website.
- Identify and develop prospective bike trails linking the town to the lakes.

##### C. Plan for park spaces in developing residential areas as well as pedestrian and bicycle linkages to established town areas.

Implementation Steps:

- Explore funding for renovation and maintenance of existing parks and equipment.
- Identify spaces within proposed residential growth areas that would work well as park space.
- Identify future sidewalk and bicycle infrastructure within proposed residential growth areas as well as between the proposed residential area and the existing town.



D. Create community athletic opportunities for all ages.

Implementation Steps:

- Encourage the city recreation department to develop a greater range of activities for people of all ages in the community.
- Encourage the city recreation department, local groups and the high school to actively recruit tournament and events organizations to rent and use local

facilities (gymnasiums, pool, ball fields, etc.) for large events.

E. Focus on sidewalk improvements and connections to make the city pedestrian friendly.

Implementation Steps:

- Conduct an inventory of all existing sidewalks to document issues of connectivity and condition. Ensure that all new development in the proposed residential areas plan and construct sidewalks to ensure connectivity to the rest of the town.
- Encourage the city to develop a financial sidewalk incentive program for property owners to improve the condition of their sidewalks. Examples of potential funding sources for a program like this could include state CDBG funding or the creation of a sales tax benefit district.

## 2. Develop existing community assets.

Residents and participants in the comprehensive planning process identified community assets that made Council Grove unique. Developing and retaining these community assets contribute to the quality of life in Council Grove that is not found in other places.

### A. Historic Places

Inventory historical sites. Identify their needs and research forms of potential funding to protect these sites.

Implementation Steps:

- Use the existing list of identified historic properties available through the Kansas Historic Resource Inventory and identify which may be in need of protection.
- Explore historic funding resources for deteriorating properties.

## B. Location

Within proximity to Manhattan and Emporia, opportunities that complement businesses, industries, and other services should be identified.

Implementation Steps:

- Council Grove can market itself as an attractive and affordable small-town living alternative to larger communities that have a higher cost of living.

## C. Valuable Nature Attractions; Trails and Lakes

a. For many residents of the surrounding urban areas, outdoor activities within driving distance provide many “stay-cation” opportunities. Work on promoting these places and events to bring visitors from nearby areas.

Implementation Steps:

- Utilize the existing Chamber of Commerce website to showcase a complete package (accommodations, restaurants, recreational amenity details, and shopping) for prospective visitors and prospective event planners.

b. Continue development of the trail system throughout the City with linkages to the greater regional system.

Implementation Steps:

- Partner with state and federal agencies on the development and funding of trail connections and amenities.



### **3. Promote and create opportunities for community involvement**

When residents feel as if their concerns and suggestions for their community are heard, their sense of belonging to a community and place increase. There are many ways to create opportunities for community involvement, especially in the implementation of the goals and visions created by the Comprehensive Plan.

#### **A. Create task forces to achieve goals of the community as identified by the Comprehensive Plan.**

Implementation Steps:

- Use the CG Comprehensive Plan steering committee as a base group with which to work with to implement the plan.
- Incorporate the city lake master plan update into the CG Comprehensive Plan when it becomes available in spring of 2016.

#### **B. Publicize and encourage attendance at community events.**

Implementation Steps:

- Use the city's website as much as possible to communicate information about upcoming community meetings and events.

#### **C. Involve the lake resident population in more community matters and year round activities.**

Implementation Steps:

- Use the city's website as much as possible to communicate information about upcoming community and city lake meetings and events as a way to keep everyone informed.

#### **D. Make it easy for city residents to access city information (city staff and key committee contacts, meetings and events, processes, and procedures) by improving the distribution through the city's website, newspaper and through regular posting of information at centralized town locations.**

### **4. Provide opportunities for arts and cultural engagement**

Arts and culture experiences tie people to their community through events that are rooted in the history of the place. Creating connections amongst past and current generations strengthen the community.

#### **A. Encourage opportunities for the expression of the community's diverse cultural and artistic heritage, including events such as Washunga Days.**

Implementation Steps:

- Use Washunga Days as a means to promote the implementation and status of the activities in the Council Grove Comprehensive Plan as well as gather people's input on upcoming activities.

B. Incorporate public art into community design.

Implementation Steps:

- Review the city's capital improvement plan to see if any upcoming projects are good candidates for incorporating art within the design.

C. Support the development of a civic facility for cultural events.

Implementation Steps:

- Identify potential sites that may be good candidates for a cultural event facility, new construction or adaptive re-use of an existing building.

D. Identify potential financing sources for a potential amphitheater project along the river.

Implementation Steps:

- Explore state, federal, and foundation funding programs for development of this project.

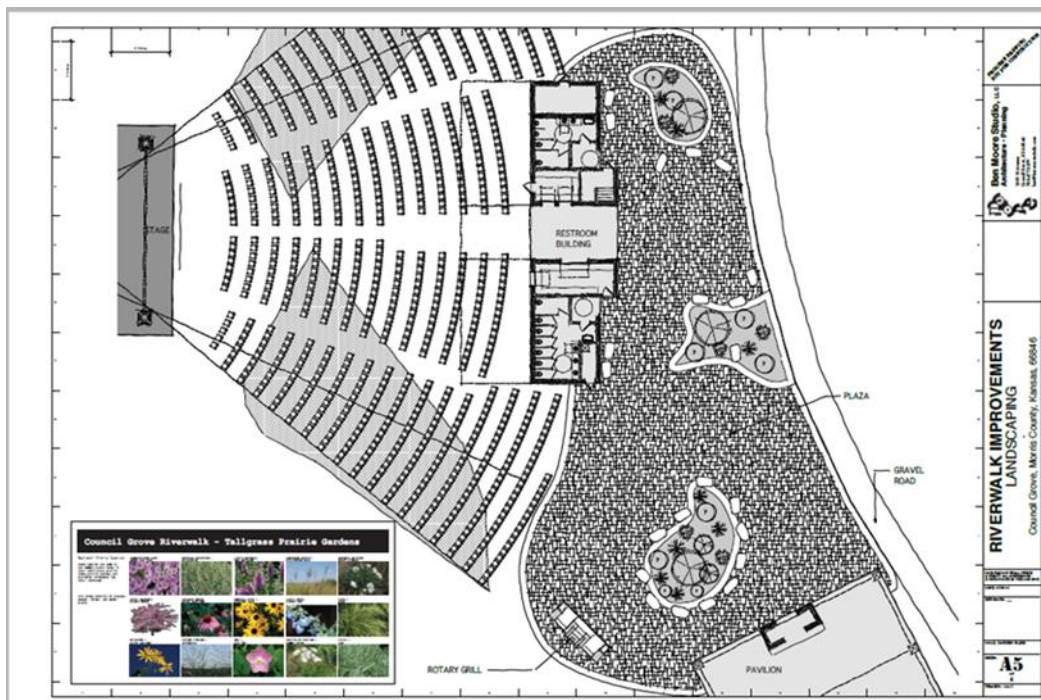


Image courtesy of Ben Moore Studio, LLC



## Council Grove Trends Report



### KEY FACTS

The intention of the Trends Report is to provide community members, city officials, and the planning team with an understanding of key facts. These facts can and will shape the community, today and into tomorrow.

This report is the first document of the Comprehensive Plan and will largely be the foundation upon which the plan is formed.

## 1: Introduction

For the 2025 Council Grove Comprehensive Plan to be useful, it must also be relevant by establishing a vision for growth and supporting goals, guiding principles, and providing practical recommendations to implementation and achievement. This *Trends Report* examines key facts and influences that make Council Grove a unique community.

The intention of the report is to provide community members, city officials, and the planning team with an understanding of how these facts can and will shape the community, today and into tomorrow. This report is the first document of the Comprehensive Plan and will largely be the foundation upon which the plan is formed.

The Trends Report is comprised of the following:

- Demographic Trends
- Economics
- Transportation
- Housing
- Education
- Regional Influence
- Resources
- Land Use
- Recreation

## History of Council Grove

Council Grove is a Santa Fe Trail National Historic Landmark town and the site of an 1825 treaty between the Great Osages and the Little Osages and the United States Federal Government. From 1821 to 1866 it was a center of trade and commerce along the Santa Fe Trail.

The name of the settlement came from George C. Sibley, one of the three U.S. Commissioners. The name “Council Grove” appears in the treaty as identifying the location of the treaty. It was Sibley who ordered one of his men to carve the name Council Grove and the date of August 10, 1825, on the side of the oak.

Business in Council Grove was dependent upon Santa Fe Trail travelers only through 1866, and Indians until they were removed in 1873. Use of the Santa Fe Trail ceased in incremental stages all across Kansas as new railheads were established further west. In Council Grove, that phenomenon occurred in 1866. After the Civil War, many settlers came to Morris County, soon replacing the loss of Santa Fe Trail trade.

Business in Council Grove was dependent upon Santa Fe Trail travelers only through 1866, and Indians until they were removed in 1873. Use of the Santa Fe Trail ceased in incremental stages all across Kansas as new railheads were established further west. In Council Grove, that phenomenon occurred in 1866. After the Civil War, many settlers came to Morris County, soon replacing the loss of Santa Fe Trail trade.

Although relying considerably on agriculture and ranching activities, the resilience of the town long-term occurred from a diversification of its economic activities. The several manufacturing plants that have come and gone, the exploitation of the tourism industry, and other changes have been what have kept the town more alive than most towns of similar size. Today, the town has a population of just over 2,000 people and provides a historical experience of Santa Fe Trail days with more than 24 historical sites including the Hays House, the Kaw Mission, and several museums.

## 2: Demographic Trends

### Population

As shown in Figure 1, since 1940 Council Grove's population has declined with the exception of the year 2000. The population peaked at 2,898 in 1930. A diminishing population is an issue affecting many smaller, more rural towns. The population of Kansas has been increasing, almost every decade. These two conflicting population changes indicate an availability of opportunities within other areas of Kansas that might not exist in Council Grove.

The State of Kansas divides cities into three classes based on population. Cities of the first class have a population between 15,000 and 25,000, cities of the second class have a population between 2,000 and 5,000. Lastly, cities of the third class have a population of less than 2,000, but more than 300. Council Grove's decreasing population has placed the city of the edge of becoming a city of the third class.

Figure 1: Council Grove Population Trend (Source: ESRI 2010 Census Report & 2014 ESRI Demographic & Income Profile)

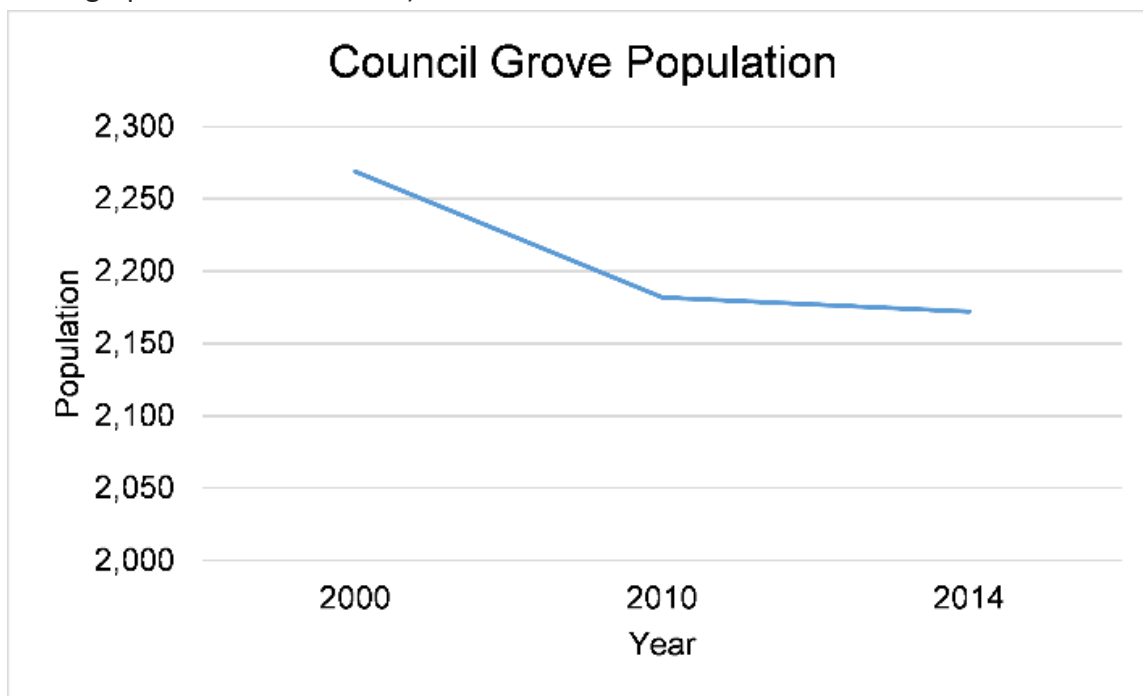
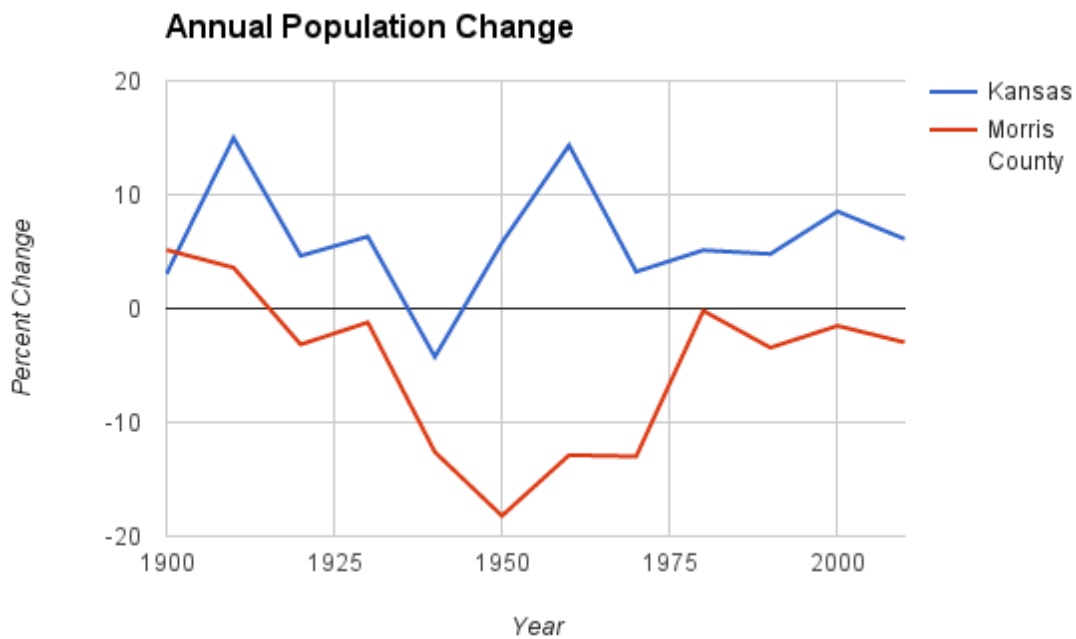




Figure 2 shows the Annual Population Change within the State of Kansas and Morris County since 1900 to the present day. The population trend of Council Grove has been steadily decreasing for years while the population of Kansas has been increasing. This could pose a threat to Council Grove's economic stability and community development in the future.

Figure 2: Kansas and Morris County Annual Population Change 1900-2015 (U.S. Census)



## Age

Identifying the age cohorts can give a more detailed picture of the population and what services they need currently and will need in the future. In 2014, Council Grove's two largest age cohorts was 45-54 years and 55-64 years, this can be seen in Figure 3: Council Grove 2010 Population by Age. This 45-54 cohort demographic is middle age or about to retire, which could lead to opportunities or instability in the employment numbers. If more employment opportunities exist, it would serve as an attractor to the region. However, if businesses that support the local economy cease to exist as individuals retire, it could be potentially harmful to the community.

The next two largest age groups are those from 15-24 and 25-34. It is likely that some members of this population are the children of the previous age cohorts. Focusing on these two ages groups will help ensure the future of Council Grove.

In Figure 3, compared to the State of Kansas, Council Grove has a larger number of older individuals. Understanding the needs of this population will be important to keeping their quality of life strong. There is also a diminished age group of middle-aged persons, who have the potential to influence the area with economic spending and job creation. Providing unique and sufficient educational, lifestyle and employment opportunities for people could be attractions to draw more residents into the city.

Figure 3: Council Grove 2010 Population by Age (U.S. Census)

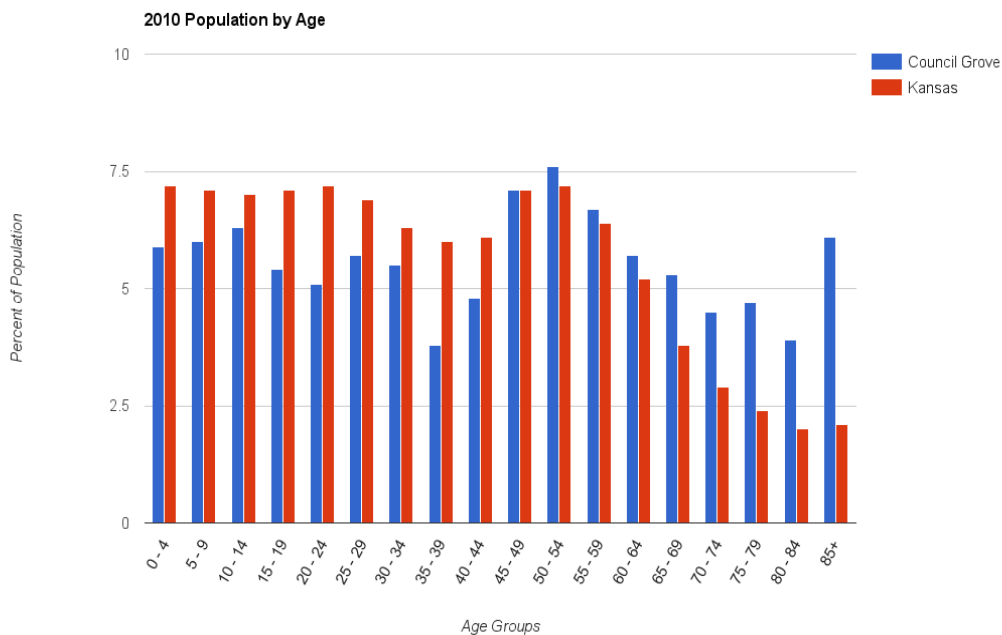
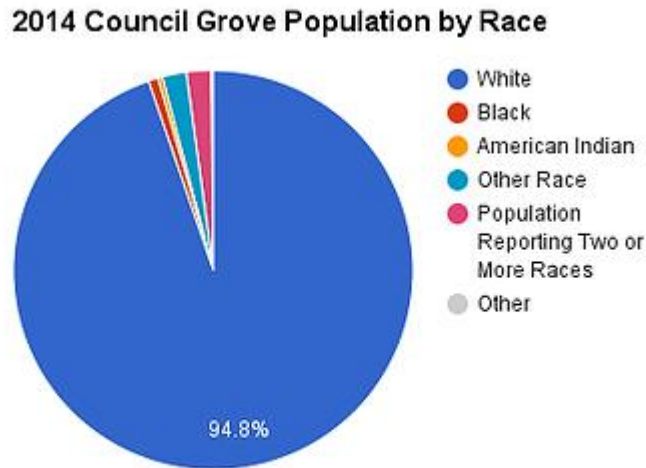


Figure 4: 2014 Council Grove Population by Race (Source: ESRI 2010 Census Report & 2014 ESRI Demographic & Income Profile)



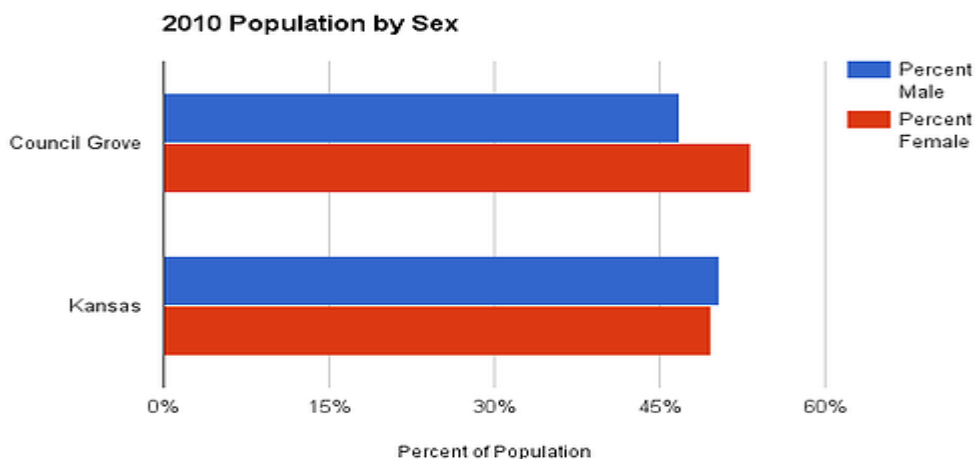
**Race**

Council Grove's population is primarily self-identified as white with several other races represented.

**Population by Sex**

The distribution of sexes within the population shown in Figure 5 is about equal, with a slightly larger number of females.

Figure 5: Population by Sex (Source: ESRI 2010 Census Report)



### Educational Attainment

The level of educational attainment can tell a lot about the educational and the local employment opportunities in the City. About one third of the population (25 years of age or older) is a high school graduate, which is comparable to the percentage of Kansans who have the same education level. For bachelor's degrees and graduate/professional degrees, Kansas has a higher rate than Council Grove.

Figure 6: Council Grove Educational Attainment (2014 ESRI Community Profile)

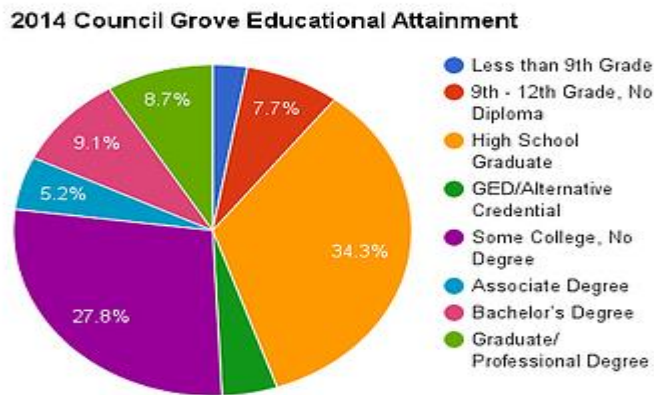
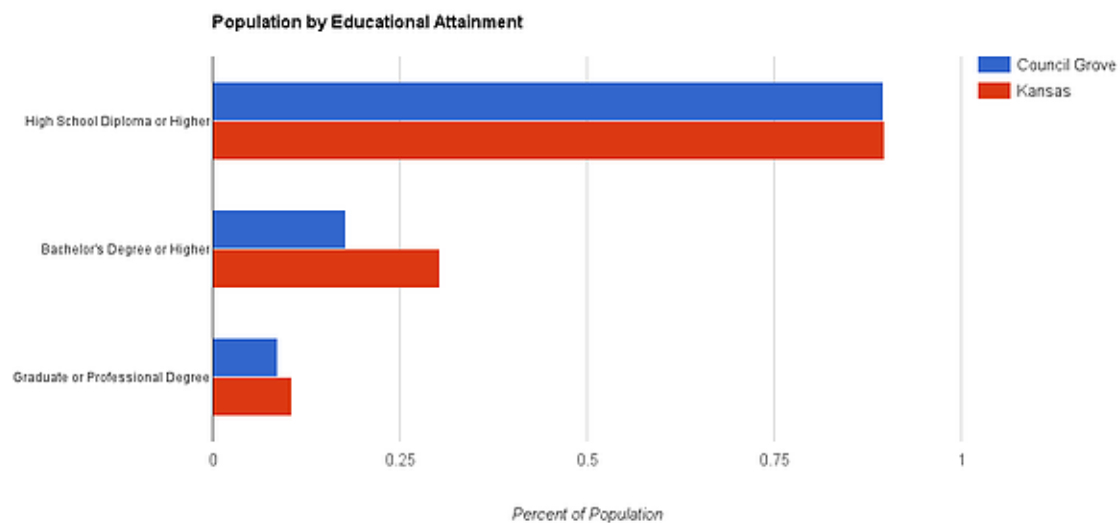


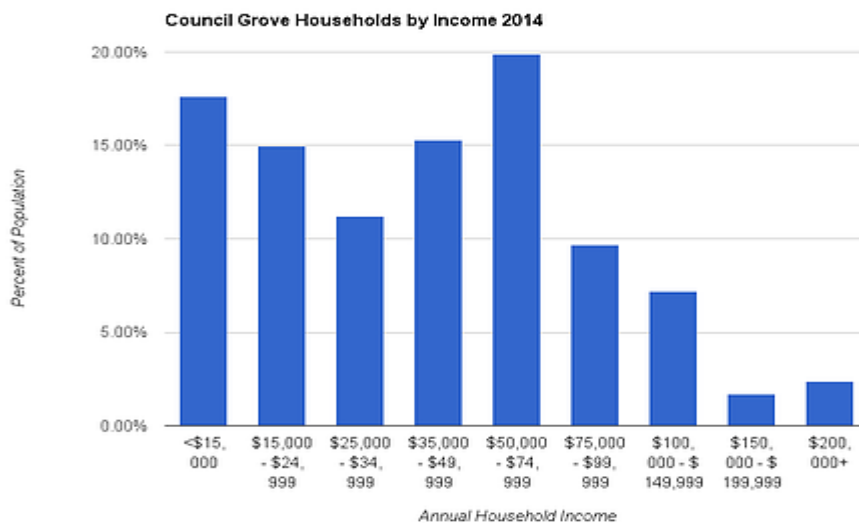
Figure 7: Population by Educational Attainment (Source: 2008-2013 ACS Community Survey, Table S1501 Educational Attainment)



### Income Distribution

In 2014, the average household income for a Council Grove Resident was \$54,100, which was higher than the State of Kansas at \$51,332. There is a large distribution gap amongst the household income levels in Council Grove with a majority of the residents either receiving less than \$15,000 a year, or in between the \$50,000-\$74,999 bracket. While the median income may be higher, there is still a large portion of the population making less than \$25,000.

Figure 8: Council Grove Household by Income 2014 (2014 ESRI Community Profile)



### 3: Economic Trends

Council Grove sits precariously on the cusp of the continued growth of the Manhattan Metropolitan area, while facing the economic decline so rampant across rural America. As the tectonic national and global economic shifts move the workforce from agricultural to information, Council Grove must adapt strategically to these changes if it is to maintain, grow and attract future populations.

#### Scale

Council Grove's economy cannot be seen as an island as there are many levels of influence that weigh upon its growth and development. Over the past 100 years Council Grove, the Flint Hills Region and the state of Kansas has seen many changes, and in comparison to its regional competition, Kansas has had the short straw on maintaining, growing and attracting new customers.

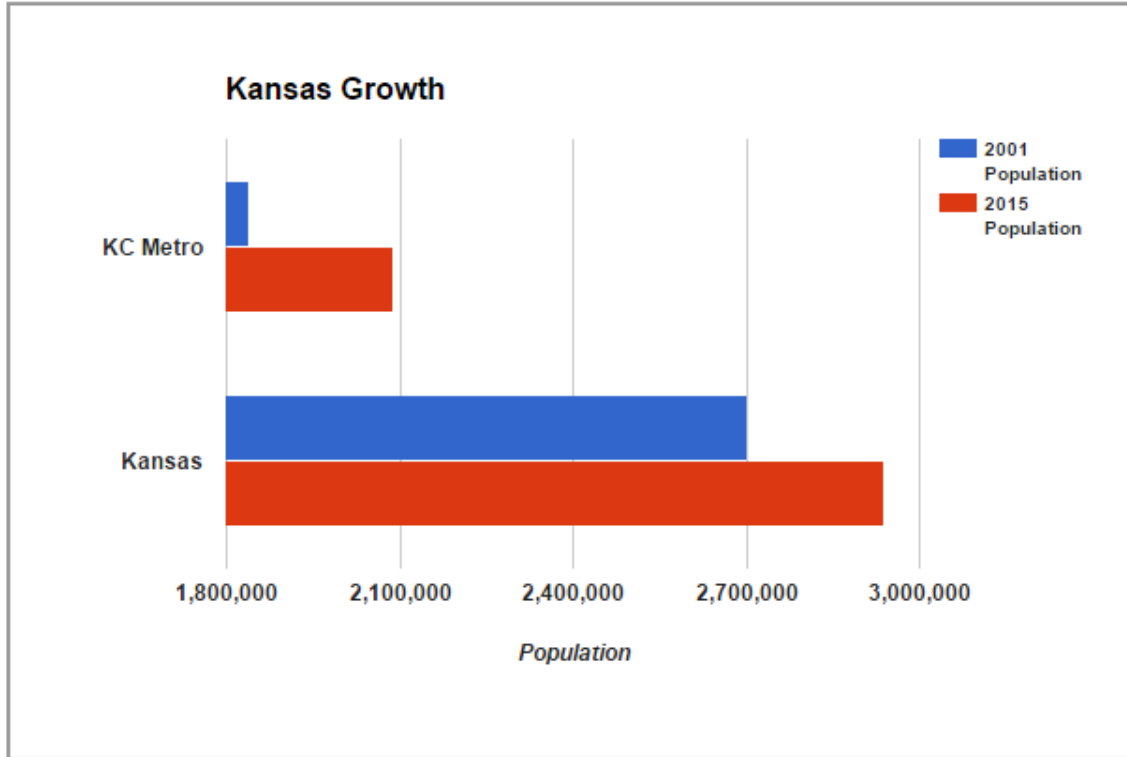
#### Growth

Over the past fifteen years, the state of Kansas has increased in population by 236,861, while the Kansas City Metropolitan Area has increased by 249,489. In other words, virtually all of the state's growth can be explained by the continued pull of urbanization and the Base Realignment



and Closure Act, which brought an additional 10,000 soldiers and their families to the region and the state.

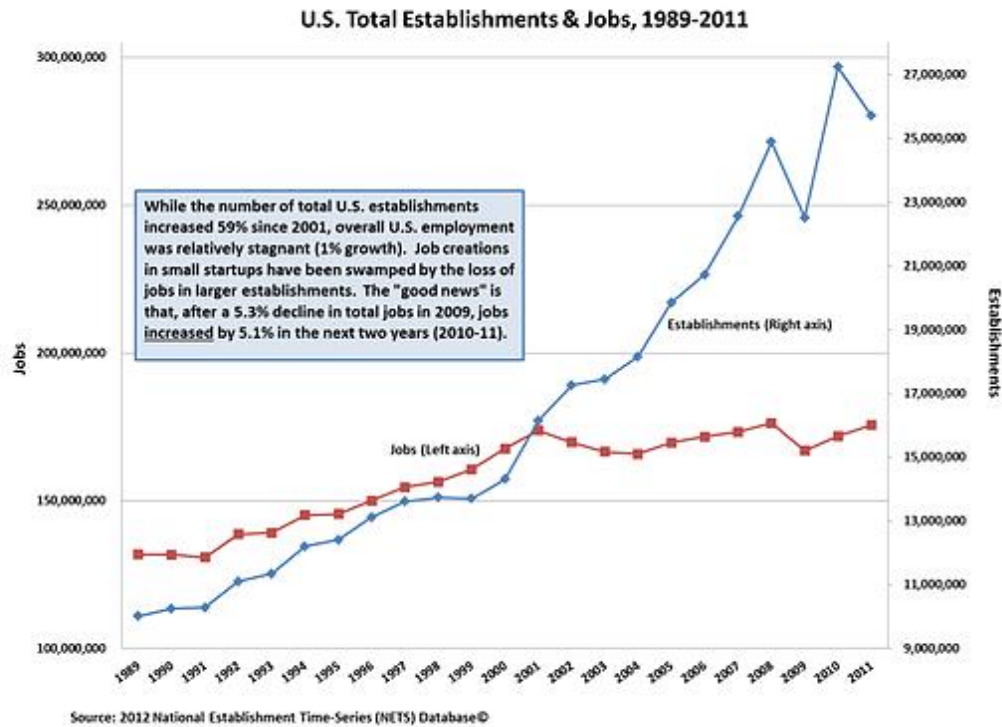
Figure 9: Kansas Population Growth 2001 to 2015 (U.S. Census)



### Lean

At the same time as America was growing more urban, over the past thirty years America's businesses are becoming more lean and nimble, as the numbers of establishments has increased by 59%, while jobs have stagnated at 1% growth, resulting in smaller business to face the turbulent economy.

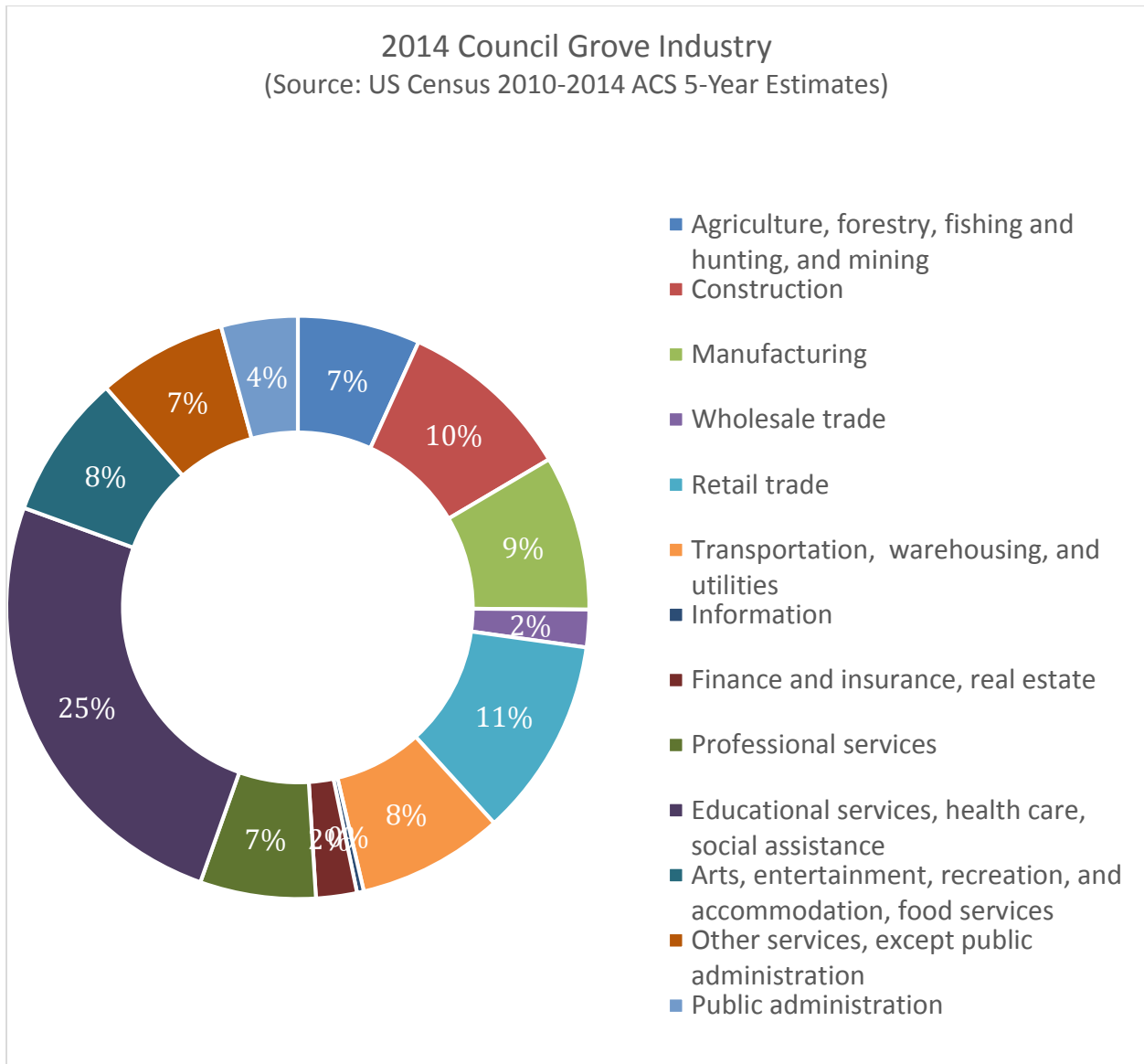
Figure 10: U.S. Total Establishment & Jobs, 1989-2011 (2012 National Establishment Time-Series Database)



### Industry

Although the government sector accounts for nearly a quarter of all industry in Council Grove, the city has a rather broad distribution of employment, with over ten percent in Crop and Animal Production, Health Care and Social Services and Retail Trade. Finance and Insurance and Manufacturing continue to be strong sectors.

Figure 11: 2015 Council Grove Industries (Source: US Census - American Fact Finder, Selected Economic Characteristics, 2010-2014 ACS 5-Year Estimates)



### Major Employers

Although the government sector accounts for nearly a quarter of all industry in Council Grove, the city has a rather broad distribution of employment, with over ten percent in Crop and Animal Production, Health Care and Social Services and Retail Trade. Finance and Insurance and Manufacturing continue to be strong sectors.



### 2015 Employed Population 16+ by Industry

The following gives a breakdown in percent of the employment numbers by industry for Council Grove residents over the age of 16. Healthcare and retail services are the largest category representing 28% of the 1,014 total employed people.

	Percentage	Count
Healthcare	16.8	170
Retail	10.9	111
Manufacturing	10.4	105
Education	10	101
Construction	7.9	79
Other Services	7.8	79
Hospitality	6.3	64
Wholesale	4.5	46
Agriculture	4.2	43
Transportation	4.1	42
Administration	3.8	39
Government	3.8	39
Utilities	3	30
Oil Gas & Mining	2.1	21
Professional	2.1	21
Finance & Insurance	1.3	13
Information	1.1	11
	<b>100.1</b>	<b>1014</b>

Source: <http://statisticalatlas.com>

### *2015 Employed Population 16+ by Occupation*

Of the 1,014 total employed people over the age of 16, 68.4% of the represented occupation in White Collar jobs, such as Management, Professional, Sales, Administrative Support, and Services. Blue Collar jobs, such as Manufacturing, Construction and Agriculture comprised 31.7%.

<b>Blue Collar</b>	<b>Industry</b>	<b>%</b>	<b>Number</b>
	Manufacturing	10.4	105
	Construction	7.9	79
	Agriculture	4.2	43
	Transportation	4.1	42
	Utilities	3	30
	Oil Gas & Mining	2.1	21
		<b>31.7</b>	<b>320</b>

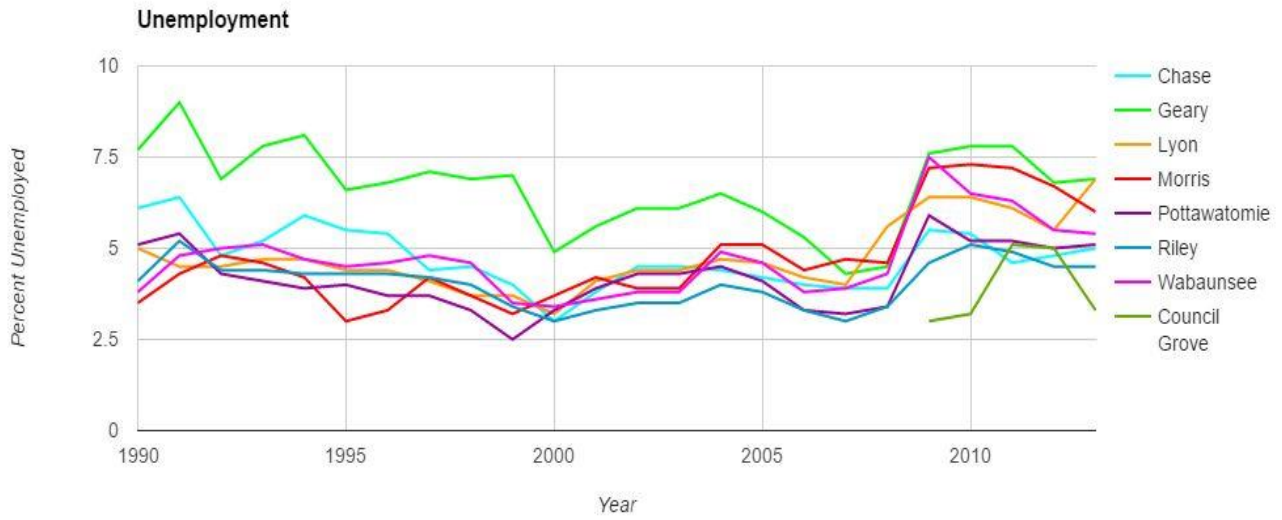
<b>White Collar</b>	<b>Industry</b>	<b>%</b>	<b>Number</b>
	Healthcare	16.8	170
	Retail	10.9	111
	Education	10	101
	Other Services	7.8	79
	Hospitality	6.3	64
	Wholesale	4.5	46
	Administration	3.8	39
	Government	3.8	39
	Professional	2.1	21
	Finance & Insurance	1.3	13
	Information	1.1	11
		<b>68.4</b>	<b>694</b>

Source: <http://statisticalatlas.com>

### Unemployment and Wages

The vast fluctuations of the U.S. economy over the past few years can only truly be seen in the rise and fall of Geary County. While Riley County and Pottawatomie County continue to have low unemployment rates, well below the national average, Morris County's rate has doubled since the recession.

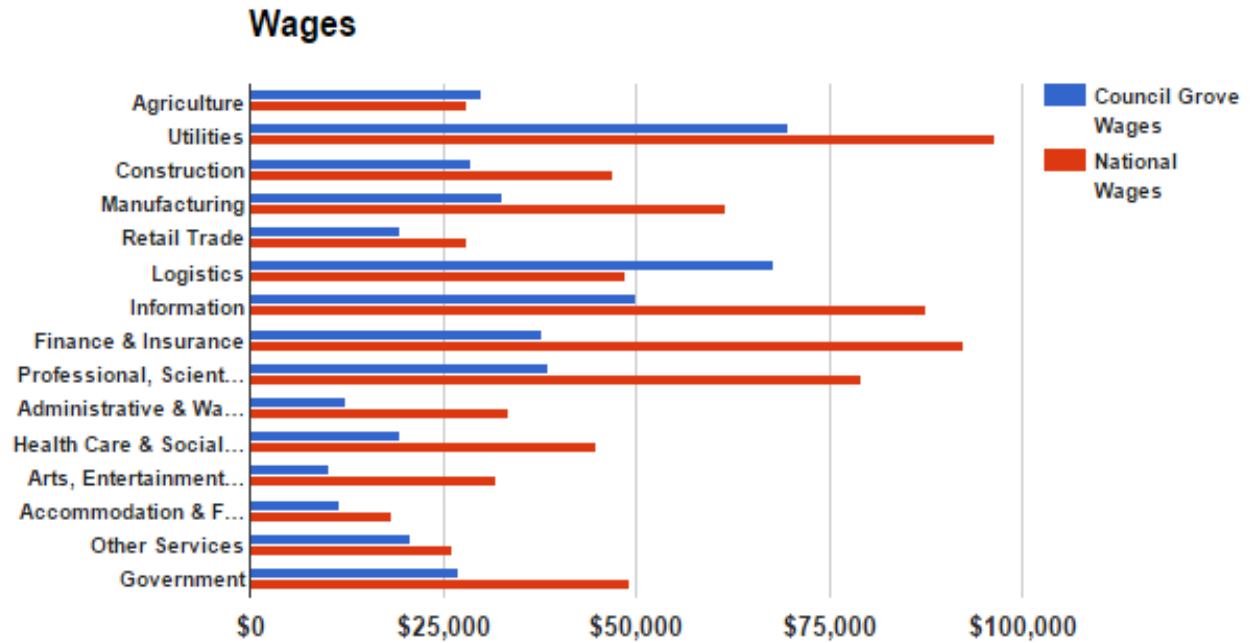
Figure 12: Unemployment for Council Grove and Region (U.S. Bureau of Labor Statistics)



## Wages

Wages, including salaries and proprietor earnings fall well below national and state averages for most sectors. Only the sectors of Agricultural and Logistics show above national average wages, with many areas falling over half the expected wages for the industry sector.

Figure 13: Wages by Industry (U.S. Bureau of Labor Statistics)

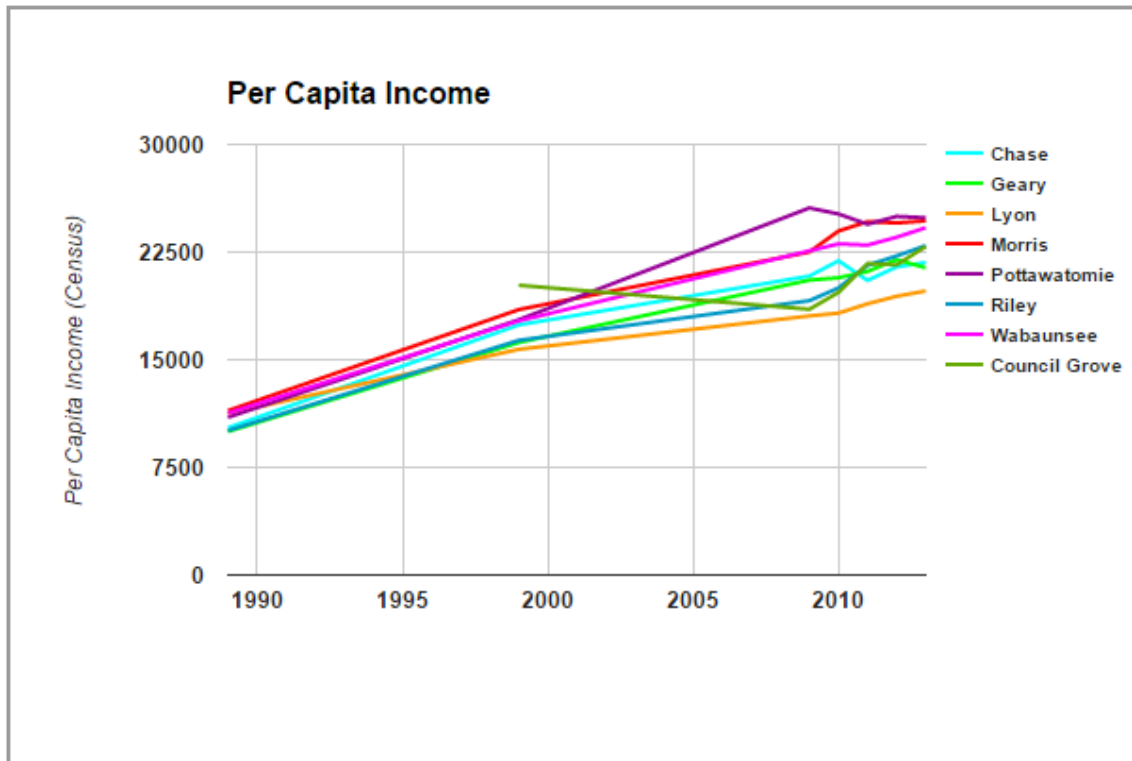


### Income

Council Grove's Per Capita Income continues to be one of the highest in the region. This is reflective of a few different forces: the growing proportion of income from retirement and investments, the aging demographics and the declining population. So, although Per Capita Income is strong, larger forces are impacting the economy.



Figure 14: Per Capita Income (U.S. Census)





### **Retail Leakage**

The retail leakage of Morris County is led by the automotive and warehouse/supercenter sectors. With an estimated leakage of over \$13 Million lost annually to auto related industries and over \$11 Million lost annually to supermarkets or supercenters regionally. Where other notable losses are to Hotels and area Restaurants.

Retail Leakage of Morris County Wages, including salaries and proprietor earnings fall well below national and state averages for most sectors. Only the sectors of Agricultural and Logistics show above national average wages, with many areas falling over half the expected wages for the industry sector.

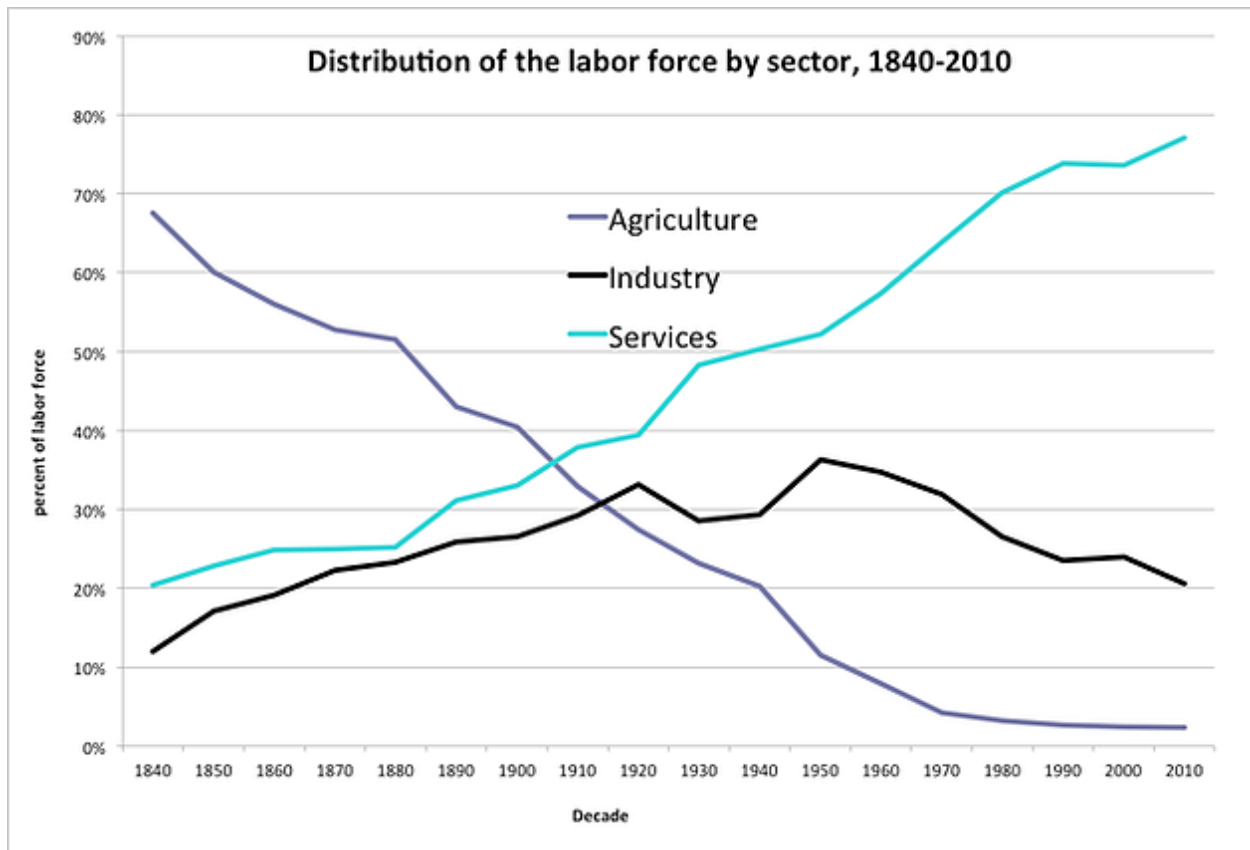
Figure 15: Industry Leakage (Economic Modeling Statistics, Inc. (EMSI))

<b>Industry</b>	<b>Demand</b>	<b>Leakage</b>	<b>% Leakage</b>
New Car Dealers	\$13,331,621	\$9,424,144	70.7%
Supermarkets and Other Grocery (except Convenience) Stores	\$9,398,449	\$4,199,898	44.7%
Warehouse Clubs and Supercenters	\$7,096,039	\$7,096,039	100.0%
Pharmacies and Drug Stores	\$5,737,390	\$3,943,360	68.7%
Gasoline Stations with Convenience Stores	\$4,912,815	\$2,668,143	54.3%
Full-Service Restaurants *	\$3,425,688	\$2,218,506	64.8%
Limited-Service Restaurants *	\$3,182,802	\$2,055,652	64.6%
Electronics Stores	\$2,572,459	\$1,924,528	74.8%
Discount Department Stores	\$2,304,311	\$2,304,311	100.0%
Hotels (except Casino Hotels) and Motels *	\$2,128,904	\$2,063,372	96.9%
Home Centers	\$2,037,661	\$793,070	38.9%
Used Car Dealers	\$1,683,305	\$821,774	48.8%
Department Stores (except Discount Department Stores)	\$1,494,953	\$1,494,953	100.0%
Electronic Shopping	\$1,212,028	\$1,173,863	96.9%
Other Direct Selling Establishments	\$1,193,426	\$937,004	78.5%
Other Building Material Dealers	\$1,170,619	\$718,519	61.4%
All Other General Merchandise Stores	\$953,627	\$459,668	48.2%
Automotive Parts and Accessories Stores	\$942,365	\$477,466	50.7%
Other Gasoline Stations	\$657,914	\$360,043	42.0%
Family Clothing Stores	\$749,432	\$749,432	100.0%
All Other Miscellaneous Store Retailers (except Tobacco Stores)	\$743,193	\$351,907	47.4%

### Shifts in Labor Force

There have been and continue to be larger forces at play in the national and global economy. Agriculture, at one time represented nearly 70% of the U.S. labor force, now it falls below 5%. While manufacturing, especially advanced manufacturing is showing somewhat of a resurgence across the U.S. in the bigger picture, Industry continues to take a back seat to the quickly growing Service sector.

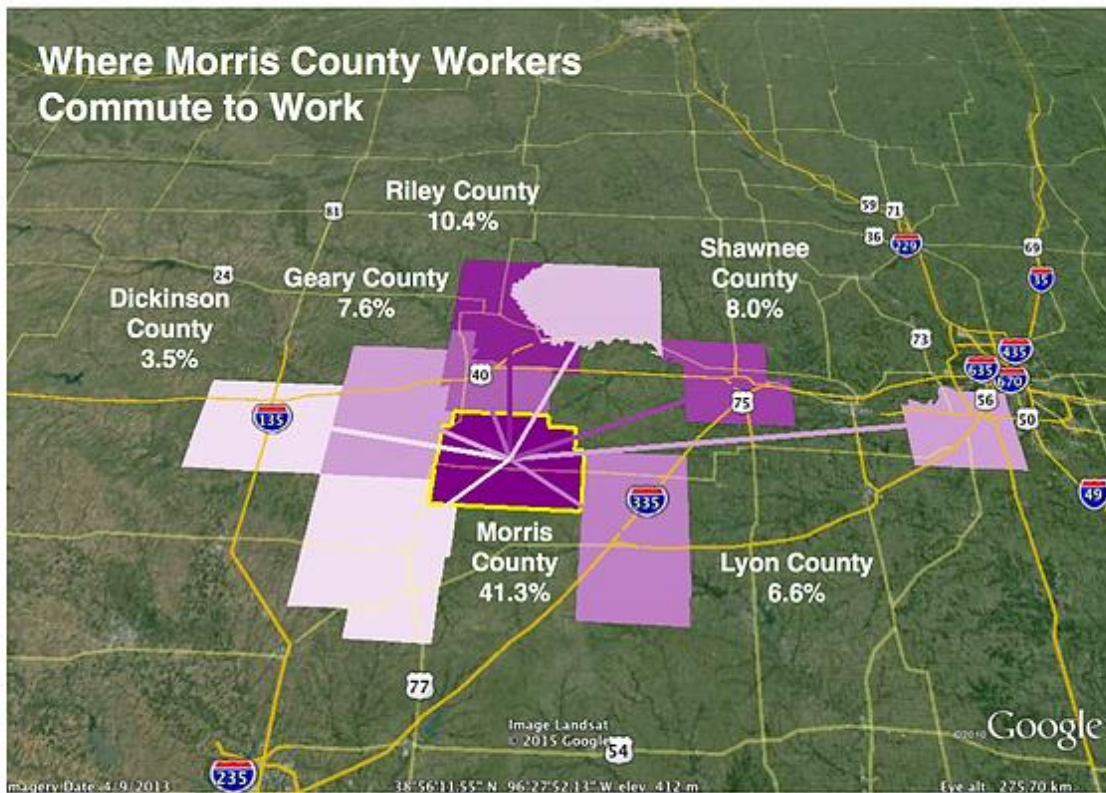
Figure 18: Distribution of the US labor Force by sector, 1840-2010 (U.S. Bureau of Labor Statistics)



### Regionalism

The mobility of the workforce is not just accounted for in the larger industry shifts, as manufacturers move off-shore and the Fortune 500 Companies relocate offices and service centers at a whim, the daily commute of the region's workforce shows the majority of the Morris County workforce travels outside the county to work.

Figure 19: Where Morris County Workers Commute to Work (U.S. Bureau of Labor Statistics)



#### ***4: Transportation Trends***

Morris County has 157.836 miles of state roads and 1095.931 mile of non-state roads. The city of Council Grove is located on two major highways. Council Grove also has one of the longest bike/pedestrian trails in the state. Transportation plays a large role in the community, and has an impact on commerce, education, employment, and tourism. This section will explore some of these trends. It will also look at commuting trends, traffic counts, the scenic byway, and public transportation.

#### ***Commuting Trends***

Many residents of Council Grove commute to and from work out of the area. Information gathered from the American FactFinder 2009-2013 American Community Survey 5-Year Estimates on Commuting Characteristics By Sex S0801 show the following regarding Council Grove commuters:

- 88% of Commuters drive alone to work, 6% Carooled to work, 6% walked to work
- 79% of Commuters work within the county 20% outside of the county

As for the Time to Travel to Work, most commute less than 10 minutes, but 8% of commuters travel for over an hour.

#### ***Time to Travel to Work***

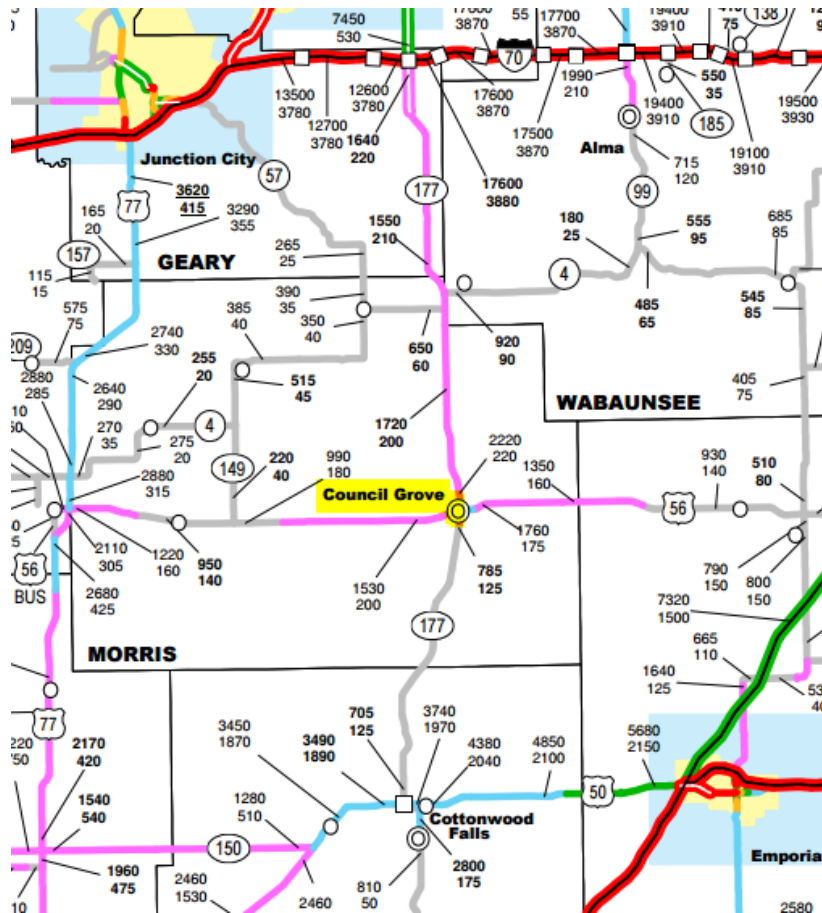
- 56% less than 10 minutes
- 23% 10 to 29 minutes
- 14% 30 to 60 minutes
- 8% over 60 minutes

#### ***Traffic Counts***

The Kansas Department of Transportation's Annual Average Daily Traffic Flow Map for the year of 2014 for in and around Council Grove showed Highway 177 and Highway 56 as key transportation routes with between 1,350 to 1,720 vehicles daily. It was also noted that between 160 and 210 Heavy Commercial Units were used on both Highway 177 and Highway 56. North of 177 from Council Grove to I-70 showed the highest level of traffic, likewise east and West of Highway 56 showed the second most concentration of traffic in the area. Lower levels were evident on 177 South from Council Grove to US 50.

<https://www.ksdot.org/bureaus/burtransplan/maps/MapsTrafficDist.asp>

Map 2: Map of Kansas Traffic Counts (KDOT)



### ***K-177 (from I-70 to Council Grove)***

From I-70 to Council Grove, lack of shoulders and steep grade changes from the edge of the pavement create unsafe driving conditions and increased serious accident potential. Safety is a great concern. Regional population increases have put more traffic on K-177. Both Manhattan and Fort Riley have seen population growth over the last 10 years. Regional economic development depends on linkages through K-177. More than 15 regional employers depend on K-177 for safe truck routes for their manufacturing and industrial use as well as for their employees' travel. K-177 is the sole route connecting more than 300,000 visitors a year to the Council Grove Lake from I-70 and I-35.

### ***USD 417 Transportation***

Unified School District (USD) 417 covers 537 square miles and provides 18 regular bus routes. There are additional daily runs to the Flint Hills Technical College in Emporia and three after-school athletic routes that return student athletes to their communities.

- USD 417 averages 3.9 activity trips per school day.

- Approximately 1,800 miles are traveled by USD 417 vehicles each school day.  
<http://www.usd417.net/vnews/display.v/ART/47c82d52e9065>

Possible future options would be to encourage a program like Safe Routes to School, which promotes planned safe Walking and Biking routes for students.

### ***Council Grove Municipal Airport***

Council Grove does offer a Municipal Airport landing strip for private planes. The airstrip is located on the western side of the City Lake. There are two grass landing strips and a windsock. No other services are provided. The Airport is used mostly for private recreational flying at this point. There is also not available information on the current usage of the Airport.  
Council Grove Airport.



Photo by Eric Jaderborg October 2, 2011. Looking northeast over airport.

## Nature Trail/ Biking



The 117-mile Flint Hills Nature Trail is the 7th longest rail-trail in the U.S., longest trail in the Flint Hills Nature Trail from Admire to Council Grove is a 23-mile trek through the vast vistas of Tallgrass prairie through the Sunflower State, and the longest rail-trail in America being developed by a private organization, the Kanza Rail-Trails Conservancy. The trail passes through five counties: Miami, Franklin, Osage, Lyon, and Morris and is part of the coast-to-coast American Discovery Trail. The trail is open 365 days a year, and is free to the public.

Flint Hills Nature Trail: Biking <http://kanzatrails.org/flint-hills-nature-trail/>

<http://cgcoc.squarespace.com/flint-hills-nature-trail/?SSScrollPosition=0>

### Public Transportation

Morris County has three public transport buses on a first come, first served basis, with no current fixed routes. Ridership numbers vary from day to day, and the service aims at meeting the needs of the community whether for medical appointments, business, or pleasure. One-way fees vary from \$1.00 for local rides to \$25.00 for rides as far away as Kansas City or Lawrence. Buses are handicap accessible.

Figure 20: Morris County General Public Transportation Fares (Morris County website)

#### Transportation Fares

Destination	Cost of Fares One Way
Within any town in the county	\$1.00
Anywhere within Morris county	2.00
Herington	7.00
Junction City	7.00
Emporia	10.00
Manhattan	10.00
Salina	15.00
Topeka	15.00
Wichita	20.00
Lawrence	20.00
Kansas City	25.00



### Scenic Byways

The Kansas Byway program is jointly managed by KDOT and the Kansas Department of Wildlife, Parks and Tourism (KDWP). The Kansas State Historical Society and the Federal Highway Administration also participate on the Kansas Byway Committee, which oversees the program. Partnering with these agencies might lead to a future expansion.

<http://www.naturalkansas.org/flint.htm>

The Flint Hills National Scenic Byway currently runs 47.2 miles across the Flint Hills of Kansas on K-177 between Council Grove and Cassoday in east central Kansas. The Flint Hills National Scenic Byway is a two-lane, paved road easily reached from the Kansas Turnpike (I-35), I-70, U.S. 50 and U.S. 56. Tourist amenities are available in the towns along the route including historic restaurants, hotels, antiques, artisans, and other facilities. This byway was designated a National Scenic Byway on September 22, 2005.



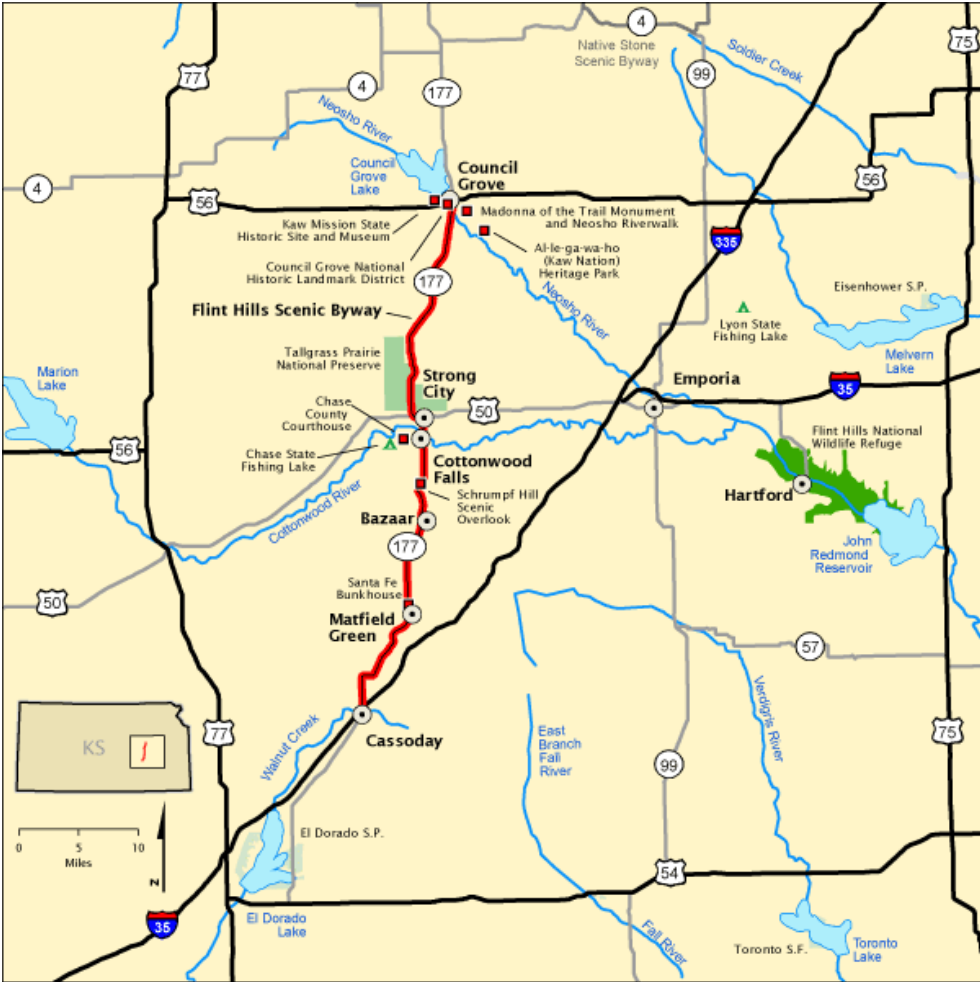
Future recommendations might include an extension of the Flint Hills Scenic Byway that continues up 177 past Council



Council Grove is located in the heart of the Flint Hills, and offers travelers many opportunities. By further extending the Flint Hills Scenic Byway, more commerce and tourism could be expected in both directions on I-177, from I-70 to the South, and from I-35 to the North, with Council Grove in the center of the

Grove to I-70. Similar Byways have been able to accomplish this, such as the Prairie Trail Scenic Byway, which was extended in March of this year. This was done through the Prairie Trail Committee and the Kansas Department of Transportation. Scenic Byways designation has been reported to increase traffic by 30 percent.

Map 3: Flint Hills Scenic Byway Map (U.S. Federal Highway Administration)



<http://www.fhwa.dot.gov/byways/byways/2095>

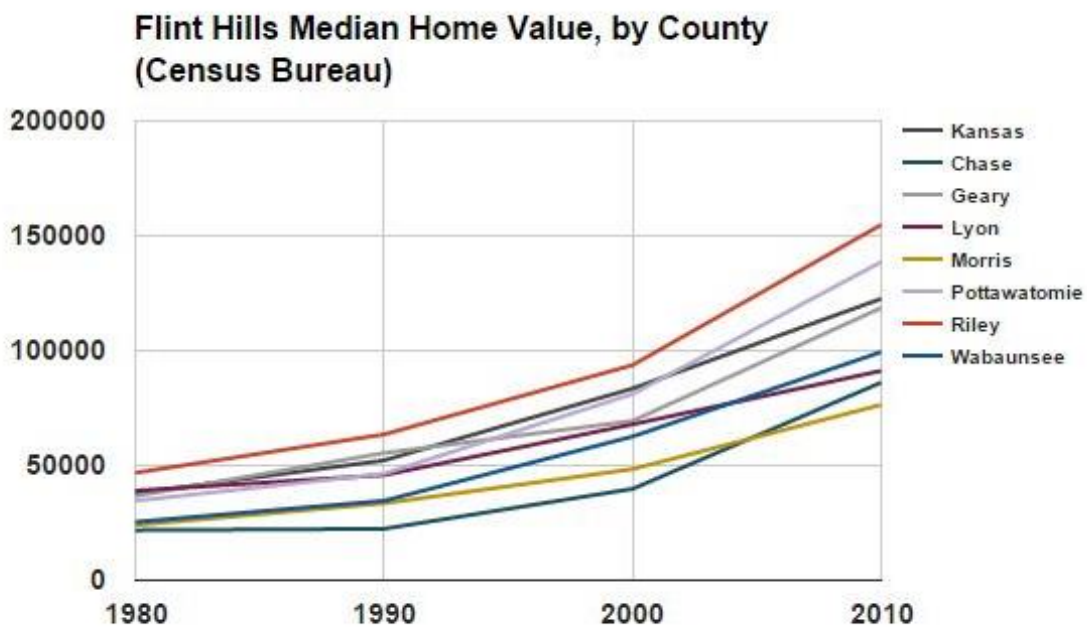
### 5: Housing Trends

The Housing environment of a community can serve as one of the area's most attractive elements. Housing has many dimensions from access and affordability, to range of choice and historical character. Below are just a few of the most important indicators.

#### Home Value

No one lives in a bubble and Council Grove and Morris County are no exception. The Median Home Value for the region, at the County level, shows the growing divide between the metropolitan counties (Geary, Pottawatomie & Riley) and the remaining rural counties.

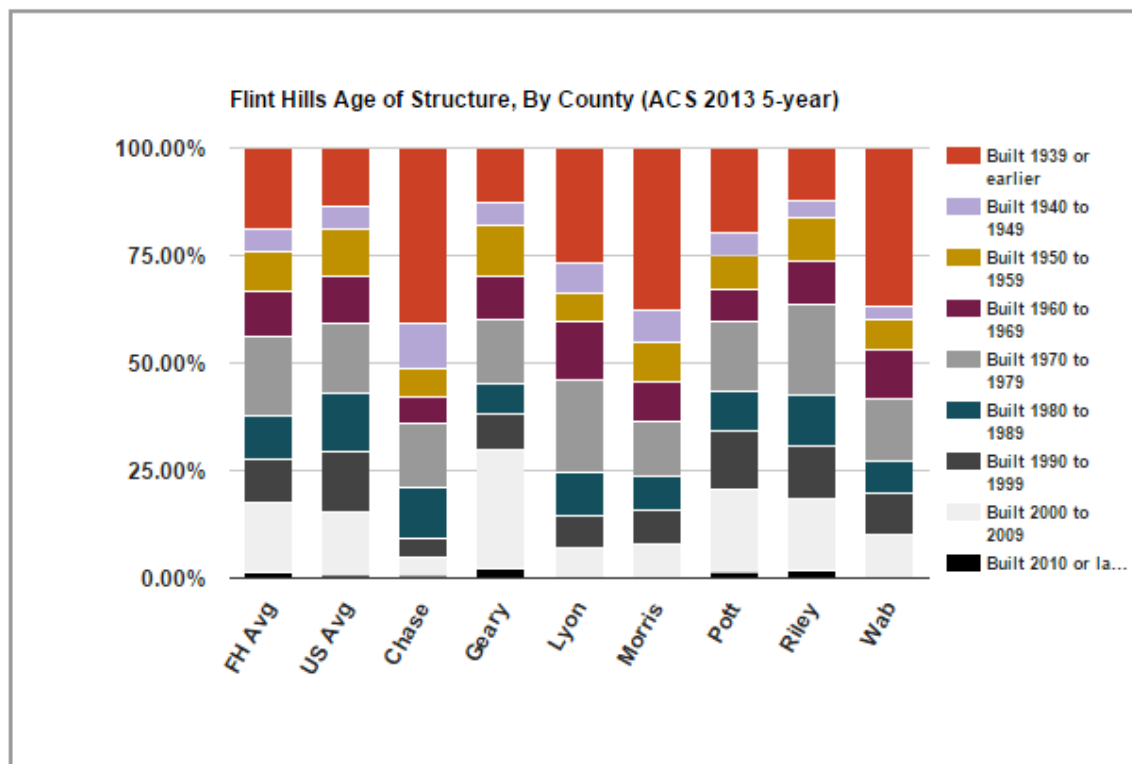
Figure 21: Flint Hills Median Home Value, by County (U.S. Census Bureau)



### Age of Structure

The urban-rural disparity can be seen in many aspects of the housing environment, whereby urban housing is replaced by newer units, and the rural areas are left with nearly half of their housing stock built prior to WWII.

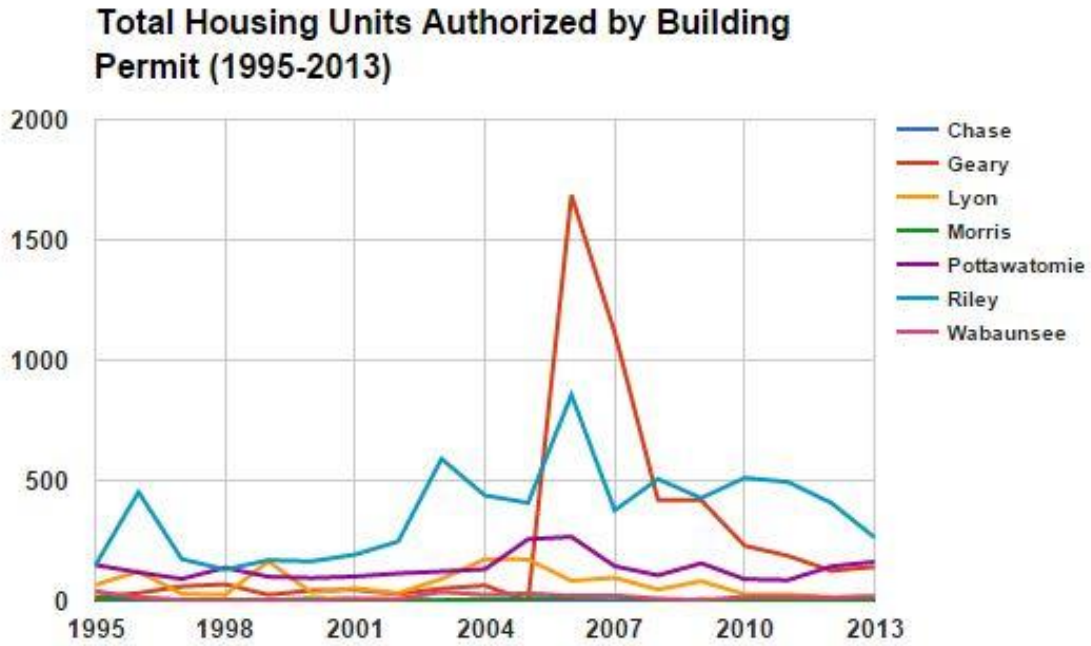
Figure 22: Flint Hills Age of Structure, by County (American Community Survey (ACS) 2013 5-year)



**Building Activity**

The Base Realignment and Closure (BRAC) impacts on the region can be seen from the spike and ripple of building permits in the region, just one of many regional, national and global impacts that affect the local housing market.

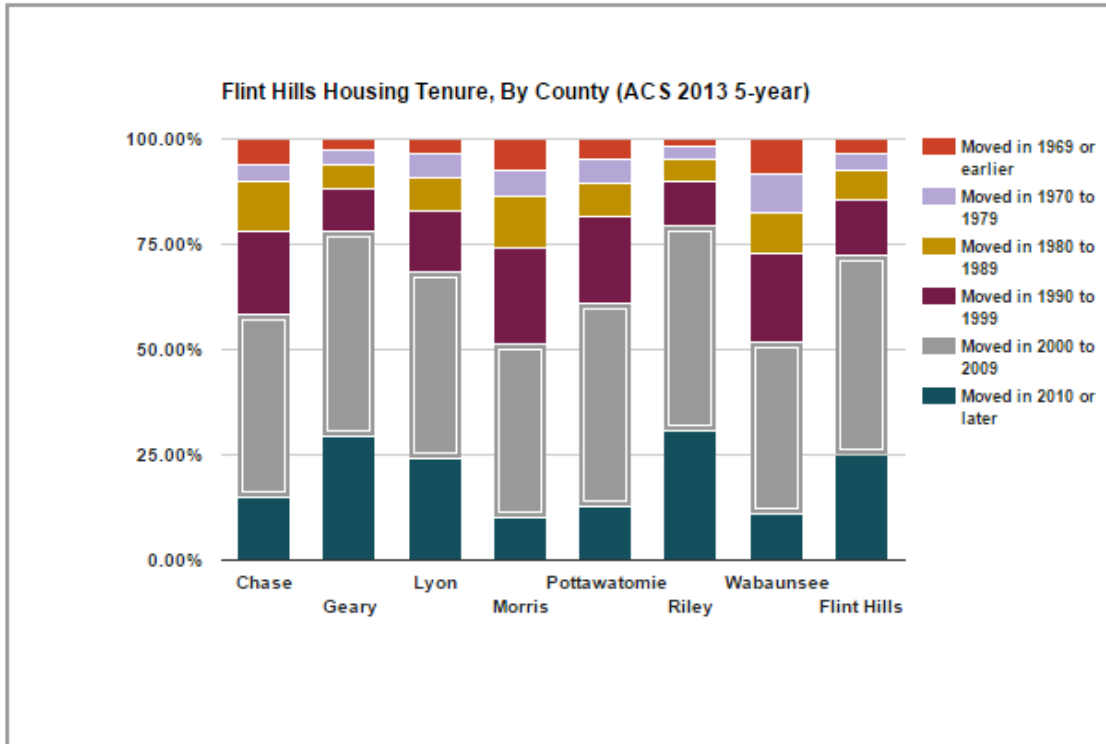
Figure 23: Total Housing Units Authorized by Building Permit (1995 – 2013) (Economic Modeling Statistics, Inc. (EMSI))



### Tenure

Such disparities are not simply physical in nature, either, they have lasting impacts on how mobile entire cities are, where those with younger more vibrant economies attract more transient communities.

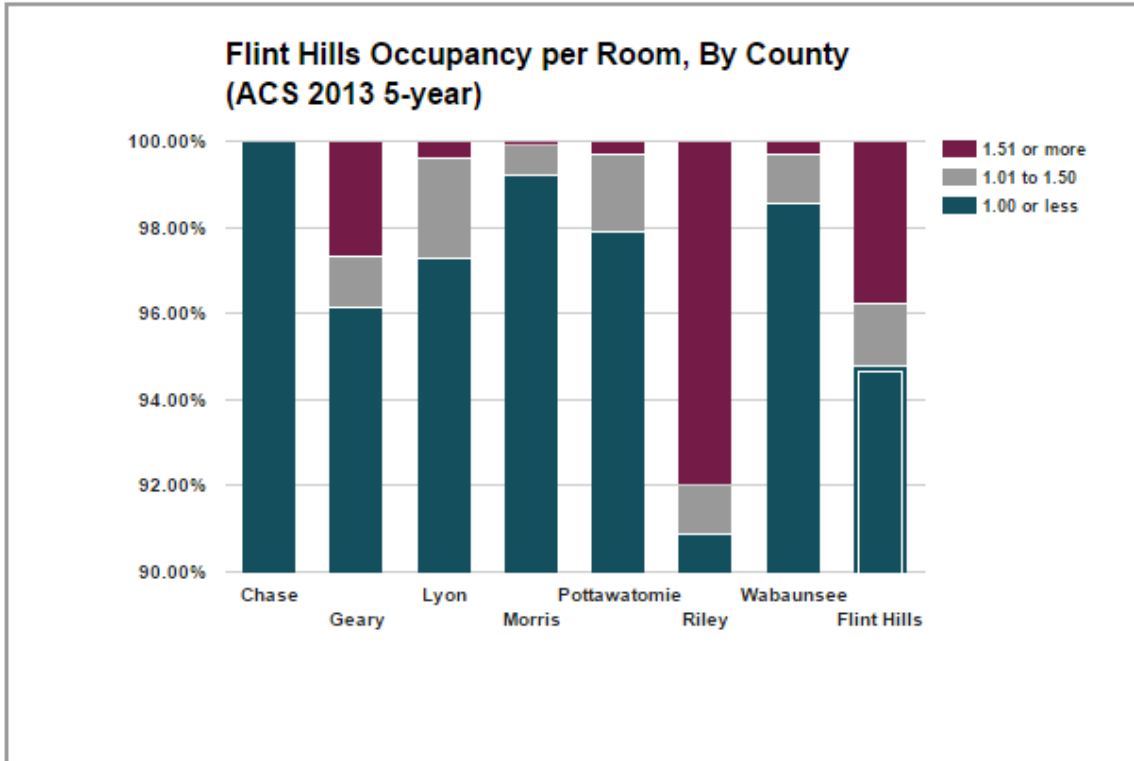
Figure 24: Flint Hills Housing Tenure, by County (ACS 2013 5- year)



### Room Occupancy

Our more urban cities are also more crowded, while the persons per room index is also a proxy for a community's range of rental and unit size.

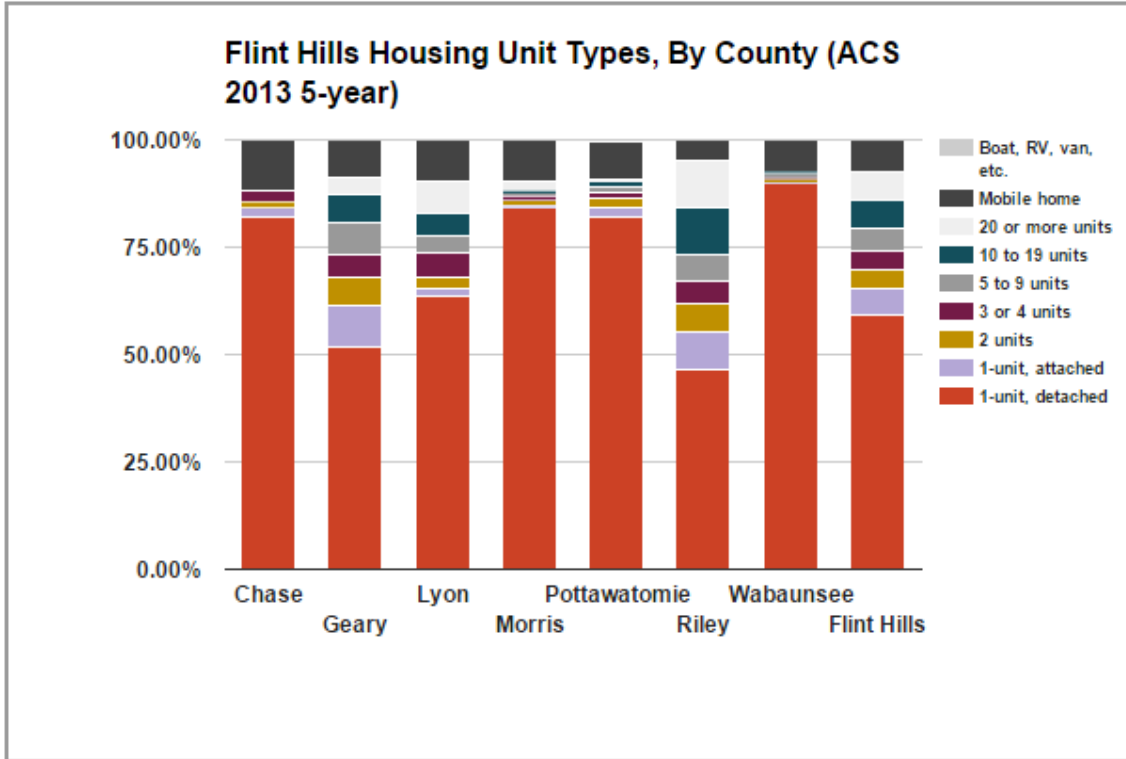
Figure 25: Flint Hills Occupancy per Room, by County (ACS 2013 5-year)



### Unit Type

One of the growing national trends is for more multi-family, apartment and non-traditional lifestyles. As America becomes increasingly urban, they are also choosing more walkable communities, which often have more rentals and smaller units.

Figure 26: Flint Hills Housing Types, By County (ACS 2013 5-year)

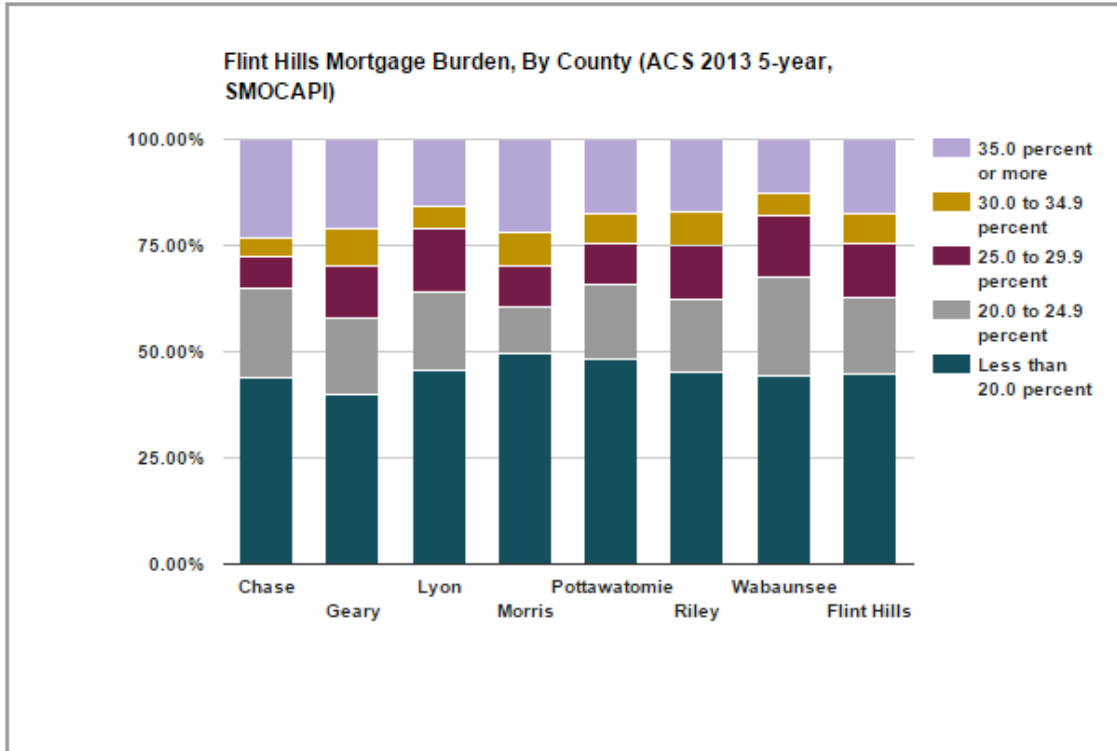




### Mortgage Burden

Although Morris County has some of the least cost-burdened homeowners, over a quarter of homeowners pay unacceptable amounts for housing.

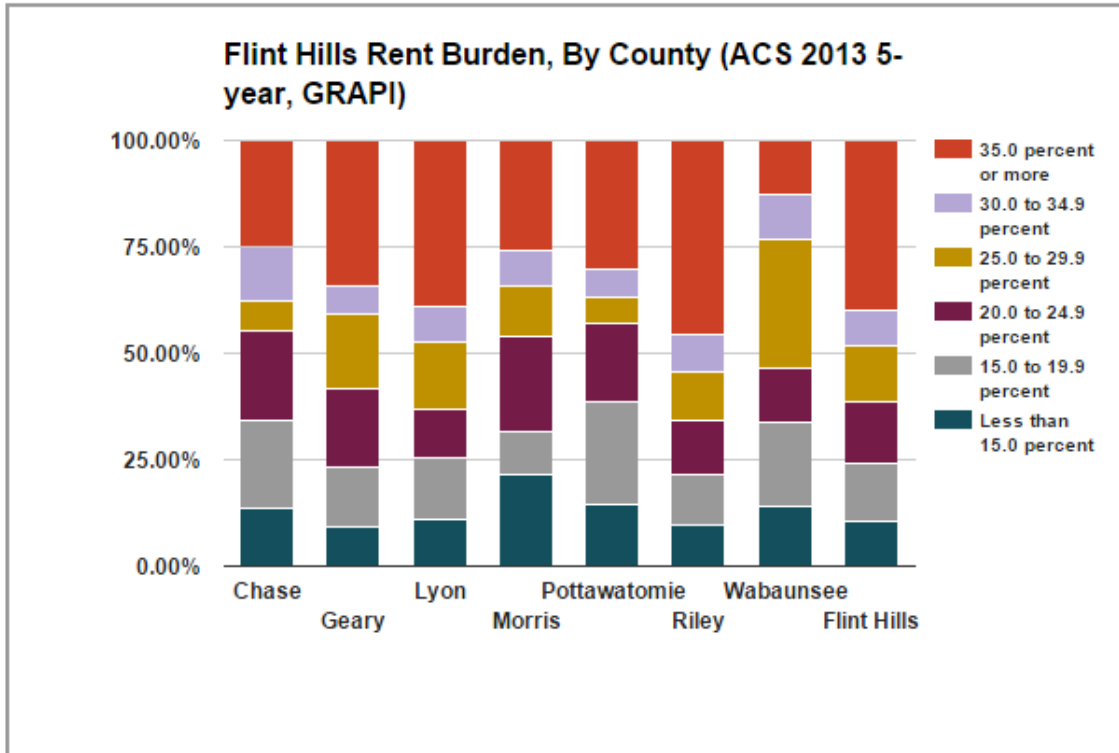
Figure 27: Mortgage Burden (ACS 2013 5-Year, SMOCAPI)



### Rental Burden

Morris County is second only to Chase County in the Flint Hills region for most affordable rental costs, yet as with ownership, over a quarter are considered by federal standards to be 'cost burdened.'

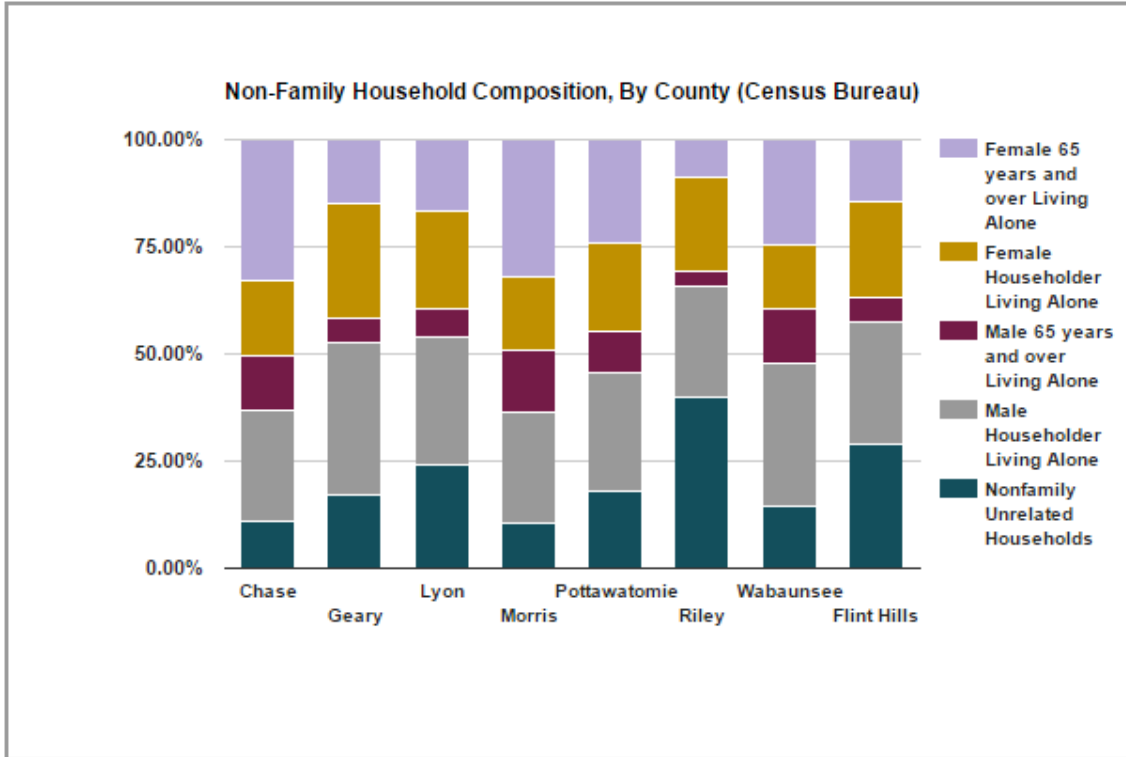
Figure 28: Flint Hills Rent Burden, By County (ACS 2013 5- year, GRAPI)



### Non-Family Household Composition

Age is another growing factor in rural America. Council Grove and Morris County's aging-in-place householders account for nearly half of its Non-Family Households, compared to less than twenty percent for the Flint Hills overall.

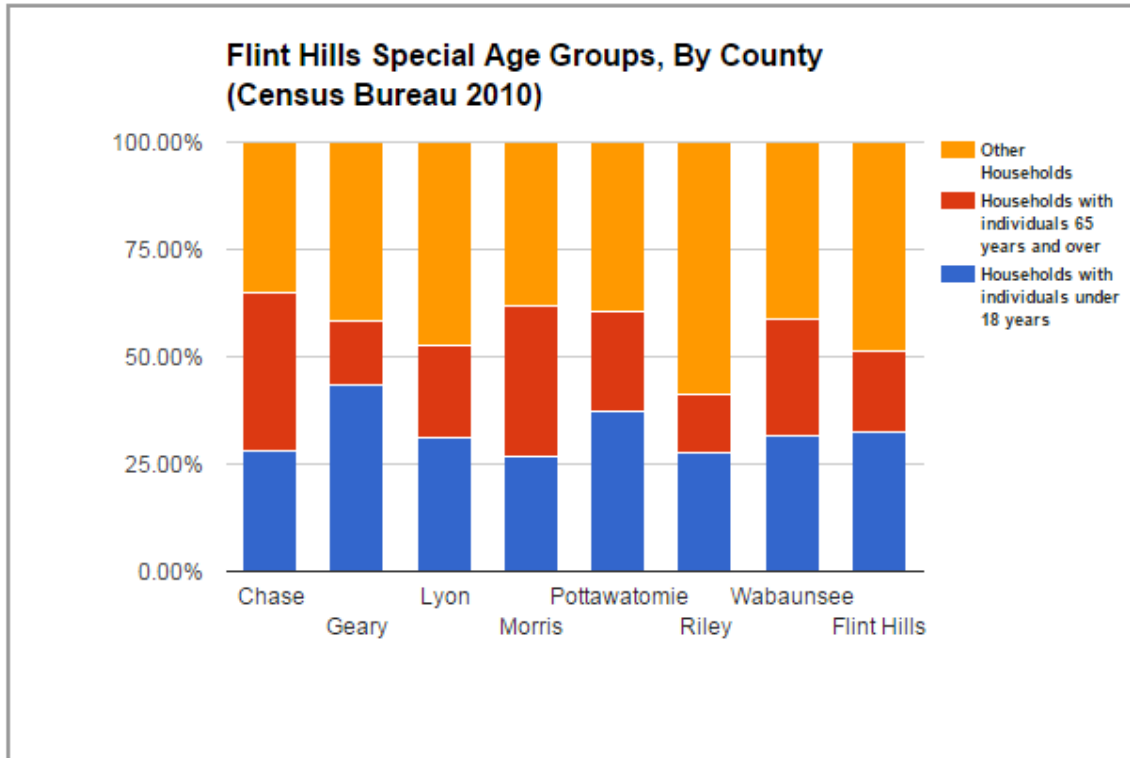
Figure 29: Non-Family Household Composition, By County (U.S. Census Bureau)



### *The Aging of the Community*

The aging households are just another of those urban-rural divides. Where our most urban communities are located, so are most of our young people. Likewise, our most rural communities contain the greatest number of older people.

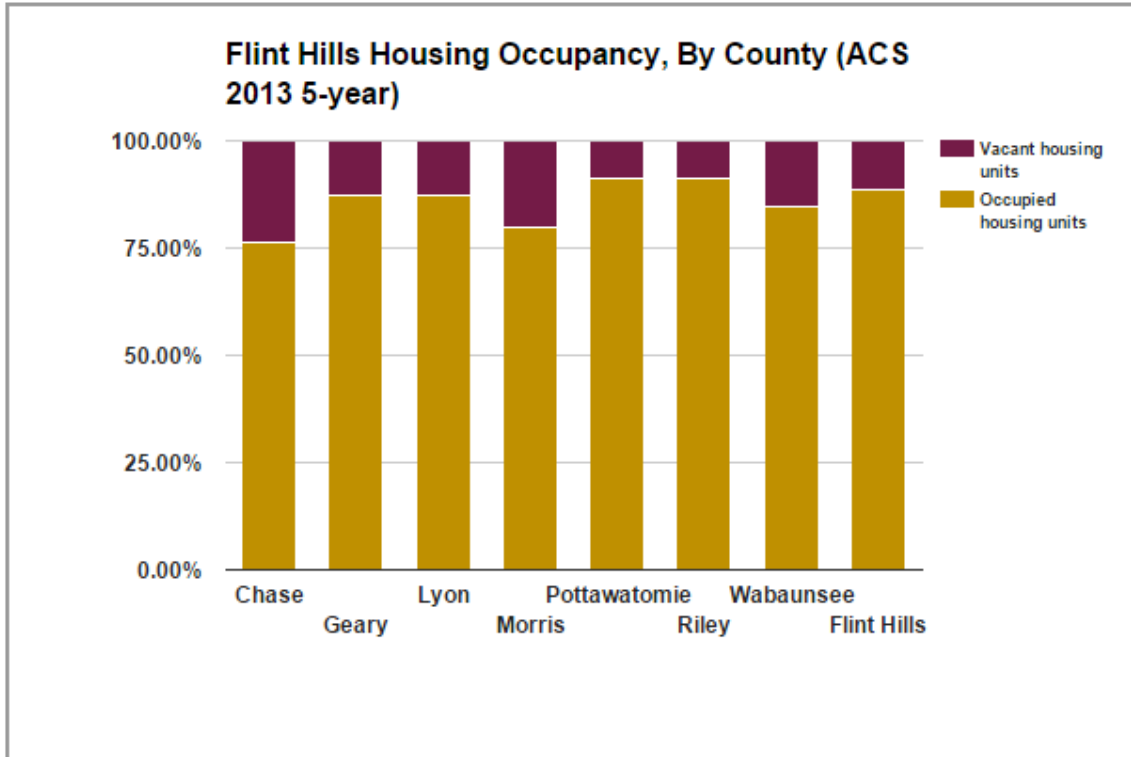
Figure 30: Flint Hills Special Age Groups, By County (U.S. Census Bureau 2010)



### Occupied Housing

Nearly a quarter of the housing in Chase County are vacant, while Morris County accounts for over twenty percent.

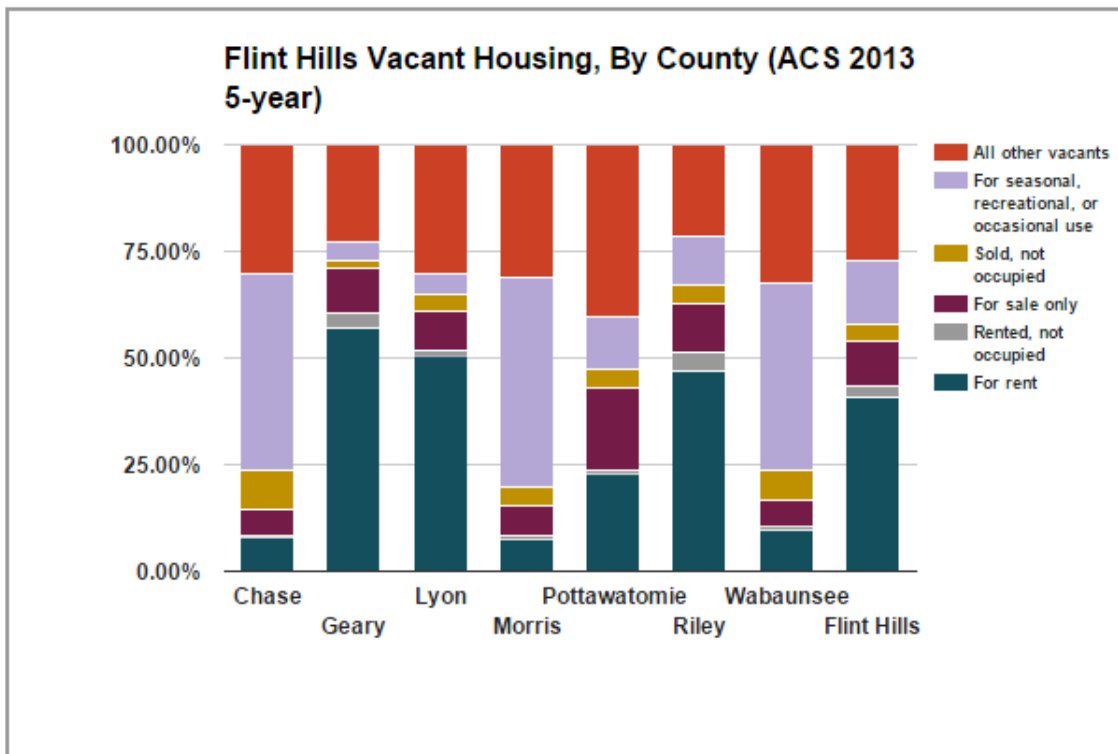
Figure 31: Flint Hills Housing Occupancy, By County (ACS 2013 5-year)



### Vacant Housing

Rural America, with Council Grove included, is becoming a growing 'second-home', tourist culture. Chase, Morris and Wabaunsee Counties each have nearly half of their vacant units dedicated to seasonal, recreational, or occasional use and have limited rental options.

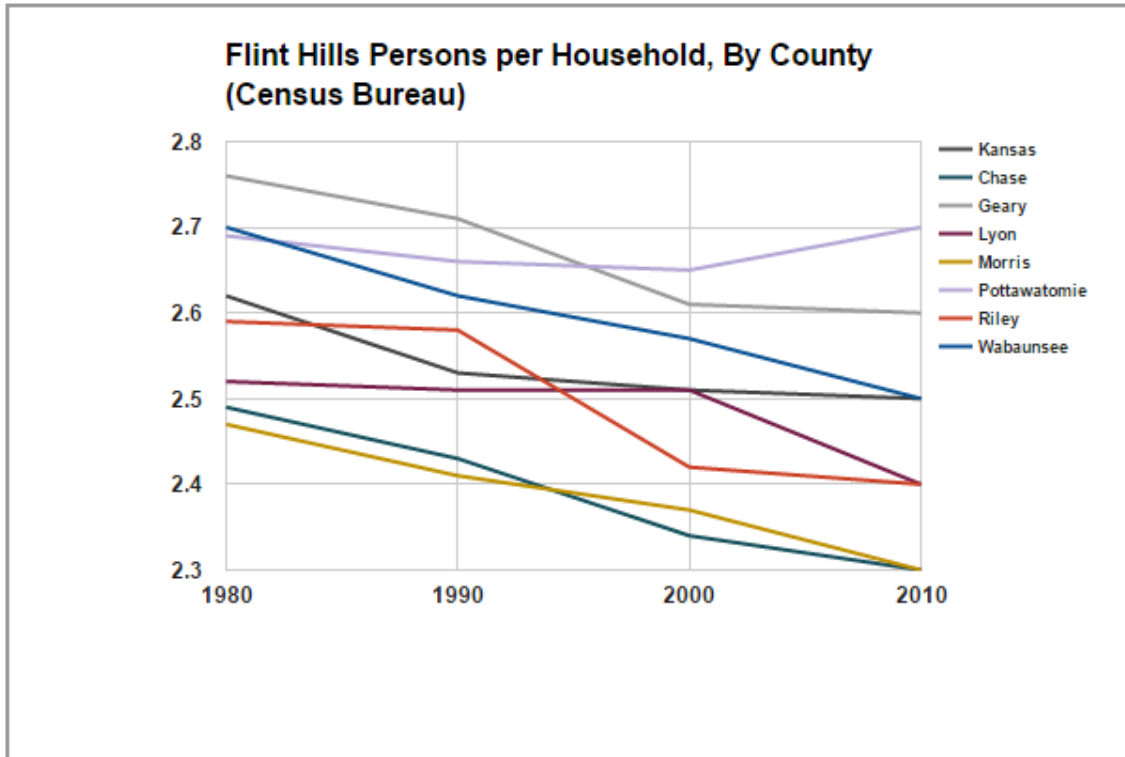
Figure 32: Flint Hills Housing, By County (ACS 2013 5-year)



### Persons per Household

Where America, and especially rural America continues to age, there is also a continuing trend to more isolated and sparser quarters. Only Pottawatomie County showed an increase in Persons per Household over the past forty years.

Figure 33: Flint Hills per Household, By County (U.S. Census Bureau)



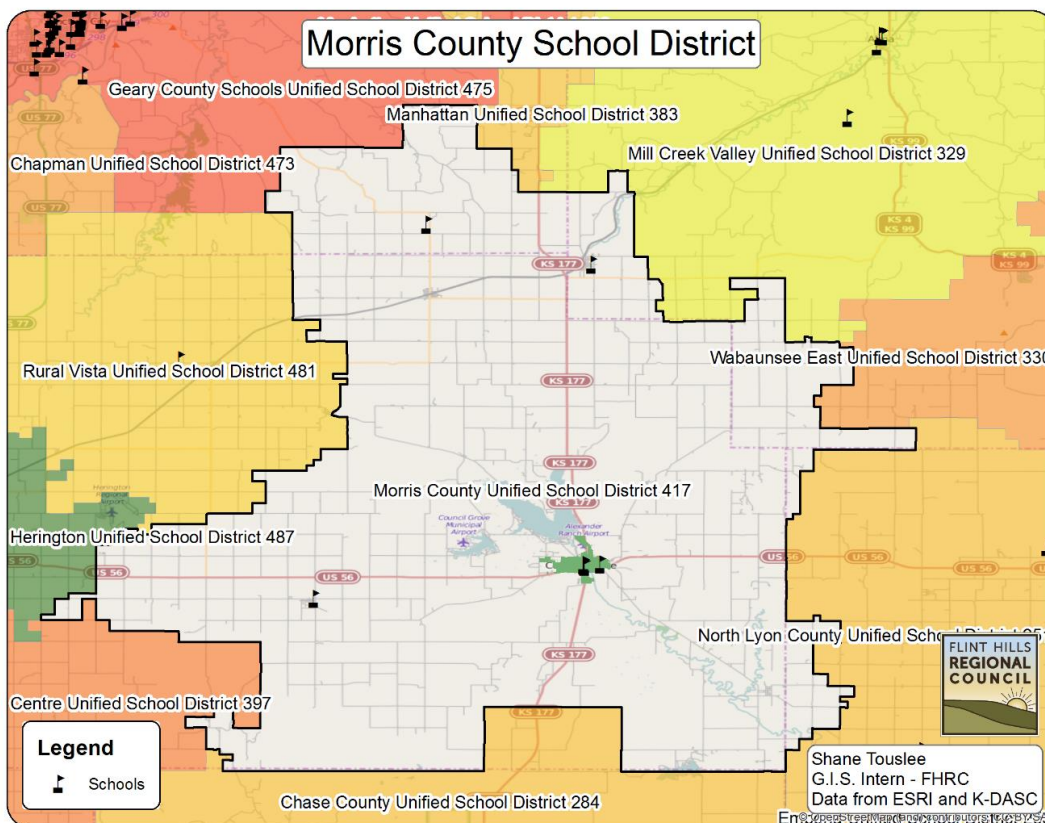
## 6: Education

Education is essential for the wellbeing of any community. Council Grove is centrally located within USD 417. The district is a strong and stable force within the community and county. The district employs 142 people, and has about 750 students with 633 students in Council Grove (2013-2014). There are 77 licensed personnel and 65 non-certified personnel. Map 4 shows the location of schools within Morris County. Council Grove offers an Elementary, Middle, and High School.

<http://www.kasb.org/assets/suptsearch/morriscountysuptsearch.pdf>

There is also a Butler Community College satellite facility in Council Grove with outreach classes at nearby White City. Four-year college educations are available to all within 35 miles or less at Kansas State University and Emporia State University. Vocational-Technical schools are also available within 35 miles at the Flint Hills Technical College at Emporia and the Manhattan Area Technical College at Manhattan.

Map 4: Morris County School District (Morris County website)



According to the USD website, “Morris County USD 417 schools are in a rural area encompassing 537 square miles in Morris, Geary, Lyon and Wabaunsee counties. The school district is located in the beautiful surroundings of the Flint Hills and encompasses



many communities: Council Grove, Alta Vista, Delevan, Diamond Springs, Dunlap, Dwight, Parkerville and Wilsey.”

- **Morris County USD 417:** serves a majority of the student population for Morris County. The districts 2012-2013 enrollment was 753 students.
- Council Grove High students eligible for Free or Reduced Lunch: 43.4%.
- Council Grove High Average Standard Score (2013) 57.88
- 38.7% of all students at Council Grove High are considered Economically Disadvantaged, while 61.2% are not.
- **2012 District Graduation Rate:** 96.9%

[http://www.ksde.org/Portals/0/School%20Finance/budget/Budget\\_at\\_a\\_Glance/12-13\\_Summary/BAG417-2013.pdf](http://www.ksde.org/Portals/0/School%20Finance/budget/Budget_at_a_Glance/12-13_Summary/BAG417-2013.pdf)

According to the USD 417 website, they continue to face accomplishments and challenges. Some are as follows for the 2012-2013 school year.

***District Accomplishments:***

- Increases in state assessment scores with all buildings meeting Standard of Excellence in reading and math at almost every level.
- All four campuses attaining Standard of Excellence in Reading and Math.
- Two campuses consistently attaining the Governor’s Award year after year.
- Extensive focus and work in K-12 MTSS (Multiple Tier System of Support) reading and math to provide academic intervention for all students.
- Consolidated and collaborative focus on transitioning into the common core.
- Partnering with Kansas State Department of Education to pilot the KEEP (Kansas Educator Evaluation Project) process.
- Our students with disabilities have made tremendous academic gains in both reading and math.
- Despite making major budget cuts, our K-12 class sizes remain below 20 students per class and maintained and added electives at the high school.

2012-2013 was a good year from an academic and personal standpoint. The district continued the implementation of an MTSS model for both reading and math. Schedules were developed to allow for remediation time for students who did not meet specific objectives. Meanwhile, students who were successful had some wonderful opportunities

to stretch their learning. The Council Grove High School successfully reintroduced a Family & Careers program for our students. A renewed emphasis was placed on professional development with staff members participating in the PD design process. Highlights included working with K-State on the Project Quest math grant program, training in Olweus Bully Prevention program, training in the McREL Evaluation system, and continued training to help with the district's MTSS program. We had several teachers honored for their work with students. Kacie Evans was selected as a Kansas Master Teacher by Emporia State University, Valerie Thomison was selected as a Horizon Award winner for the state of Kansas and Janet Holden was named as an outstanding FCCLA advisor for the state of Kansas. This district has many outstanding educators who work diligently to help our students succeed.

#### ***District Challenges:***

- Slight decrease in enrollment.
- Cuts in federal and state aid.
- Rising costs of health care, energy and fuel costs.

There are three primary challenges that are in many ways directly linked. First, the budget situation continues to inhibit our district's ability to provide for all of the instructional practices that we know are good for students. Too, because the state continues to underfund education and we have a declining enrollment, our teaching wages are not up to par with the rest of the state. Second, the district has been experiencing high turnover due to retirements and teachers leaving the district whether to teach elsewhere or to leave the profession. This means we will spend a lot on programs to train our new teachers to be able to perform what we expect pedagogically in this district. Last, because of our increasing number of low SES students, our teachers need specialized training to help us to meet state standards. Training and parent involvement are keys to success so we have to find ways to invest in these activities. One last challenge that we would love to work on but funds don't permit it, early childhood education needs to take a more prominent role in our district. This costs money that the state is unwilling to provide.

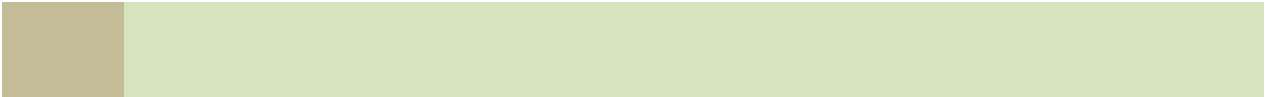
#### ***7: Regional Influence***

##### ***Greater Morris County Development***

From the Greater Morris County Development website:

<http://www.morriscountydevelopment.com>

The Greater Morris County Development Corporation is the economic development entity for the county. We're here to assist you in relocating or starting an industry, distribution center, housing development, recreational activity, or whatever best suits your interest. We have two industrial parks on which to locate your facility – an airport industrial park at the Herington Regional Airport – and an 80-acre industrial park located between the City of



Council Grove and the Council Grove Federal Reservoir. Electric power and water are available on site in Council Grove and all services are available at the fully developed airport industrial park.

Council Grove, with a population of 2,300, is the county seat of Morris County (population of 6,000) is ideally located just 25 miles east of the Kansas Turnpike via US Highway 56; just 27 miles from Interstate 70 via KS Highway 177 north; 36 miles to Interstate 35 via KS Highway 177 south and 25 miles to US Highway 77 – a “super-two” roadway via US 56 Highway west.

The Herington Regional Airport in Morris County is a well-developed transportation facility with a 4,000 by 75-foot runway that can accommodate most aircraft flying today. There is a published instrument approach to this airport.

Morris County is within 35 miles of two major universities – one north and one south – providing access to educational opportunities, major college sports and involvement with the arts, theatre and music programs. Butler Community College has a satellite operation in Morris County and provides college-level courses at three sites in the county, Council Grove (two sites) and White City

Morris County is located in east-central Kansas in the heart of the Kansas Flint Hills – an area in mid-America wherein lie the remains of a once vast tall grass ecosystem stretching from the Canadian border to the Gulf of Mexico. Just 17 miles south of Council Grove is the Tallgrass Prairie National Preserve – the only National Park dedicated to preserving this rapidly diminishing ecosystem and the historic preservation of the American cowboy and the development of the cattle industry that feeds off the rich tall grass. Hunting, fishing, hiking and traveling the county’s back roads by auto, truck or motorcycle – and enjoying the abundance of wild game for hunters and the three lakes for water sportsmen fit well the pastimes of those who enjoy the great, unspoiled outdoors.

Greater Morris County Development Corporation (GMDC) will work with you in site selection, workforce development and local and area incentives assisting you in whatever manner best fits your needs and desires.

### ***Flint Hills Regional Council***

The Flint Hills Regional Council is a voluntary service association of local Kansas governments from Clay, Dickinson, Geary, Morris, Riley, Pottawatomie and Wabaunsee counties and their respective municipalities and unincorporated areas. The Flint Hills Regional Council was formed in 2010 to provide service of mutual benefit to the region best gained from cooperation and partnership. The Flint Hills Regional Council provides leadership support and technical assistance across all government and civic sectors of these counties and beyond, as requested.

### *Historical Significance*

Council Grove and Morris County have over 24 registered historical sites. Many stem from Council Groves' location on the Santa Fe Trail. Many of the historical sites are visited often, and have attracted visitors from across the nation and world. The sites include the Hays House Restaurant, Custer's Elm, Cottage House Hotel, and the Last Chance Store.

[http://media.wix.com/ugd/4bb1ab\\_387fc42daebb40a68f4e82f35db9240b.pdf](http://media.wix.com/ugd/4bb1ab_387fc42daebb40a68f4e82f35db9240b.pdf)



<b>Council Grove Historic Sites</b>	
<b>Number</b>	<b>Name</b>
1	Kaw Mission State Historic Site and Museum
2	Old Bell Monument
3	Hermit's Cave
4	Last Chance Store
5	Terwilliger Home
6	Cottage House
7	Farmers & Drovers Bank
8	Conn Stone Store
9	Council Grove National Bank
10	Hays House Restaurant
11	Seth Hays Home
12	Custer Elm
13	Guardian of the Grove Statue
14	The Madonna of the Trails
15	Post Office Oak and Museum
16	Council Oak
17	Bradford House
18	Neosho River Walk

<b>Council Grove Historic Sites</b>	
<b>Number</b>	<b>Name</b>
19	Durland Park
20	Missouri-Kansas-Texas Rail Depot
21	Allegawho Memorial Heritage Park
22	Big John Limestone Bank Barn
23	Wagon Wheel Monument
24	Santa Fe Trail Ruts

### *Washunga Days*

Washunga Days is an annual festival that celebrates the culture – both past and present - of Council Grove, showcasing the city and all of its amenities. The weekend celebration offers activities and entertainment for people of all ages. The proceeds of the festival provide the Council Grove/Morris County Chamber of Commerce & Tourism funding to promote the area ultimately supporting the community at large. Washunga Days offers live music, a parade, children activities, food vendors, art and crafts, a flea market, carnival, Kaw Nation Powwow, softball and vintage baseball games.

## ***8: Resources: Natural and Environmental***

### ***Council Grove City Lake***

<http://www.cglakeassoc.org/>

Council Grove City Lake Park is the smaller of Council Grove's twin lakes and is located 3.5 miles northwest of Council Grove, Kansas. This 434-acre multi-use lake is surrounded by 348 waterfront cabins and homes. The Council Grove City Lake Park also includes five public park areas, boat ramps and city-owned common areas. This community is home to both permanent and weekend residents who enjoy water sports, fishing, wildlife and beautiful scenic views. The lake was originally built in 1942 by the City of Council Grove as its primary water source. Soon after its construction, however, locals began leasing resident lots from the city and constructing waterfront cabins for recreational use. Decades later, The City Lake Park is being transformed once again. Today, beautiful year-round lake homes are slowly being added to the lakefront landscape.

### ***Council Grove Lake Association***

The Council Grove Lake Association is a volunteer organization of lake residents who promote, advise and recommend policies that affect the Council Grove City Lake Park. The Association serves as an advisory board to the city council and helps guide ordinances, policies and set priorities for lake area improvements. The Council Grove Lake Association sponsored a Master Plan in 2006 to encourage new development of public/private partnership and spur economic development and improve the quality of life in the community. An update to that plan is currently underway in 2015-2016.

### ***City Lake Park and the Quality of Life***

More important than the economic activity, lake residents choose to live and visit the City Lake Park for its lake lifestyle and atmosphere. The Council Grove City Lake provides residents with a unique waterfront living rarely found in Kansas. All cabins and lake homes have direct access to the water, where the lake provides residents with numerous water sports, fishing, and related hobbies and activities. The City Lake Park community is a place where families and extended families come together, putting aside the rush of the workday world to relax and rejuvenate. It is a place where different generations learn and interact with one another and where memories are created. The City Lake Park has a sense of place, a sense of community.

[http://www.cglakeassoc.org/uploads/1/6/8/7/16871386/council\\_grove\\_master\\_plan.pdf](http://www.cglakeassoc.org/uploads/1/6/8/7/16871386/council_grove_master_plan.pdf)

## **9: Land Use**

“Land use” is the umbrella term for the types of activities that are actually occurring on a parcel of land, such as residential, retail, industrial, agricultural, or transportation uses. Land uses can change over time; for example, when a farm becomes vacant fallow land and then is turned into a residential subdivision. Zoning is the way that local government regulates the use of the land. Land use and zoning are, therefore, not identical, as vacant land can be zoned for a use that has not yet been developed. Uses can be “grandfathered” or “nonconforming”, meaning that they existed before the land was zoned for a different use. Zoning categories can permit more than one use so that, for example, an area zoned for industrial uses may also permit commercial uses to allow for development flexibility over time.

### **Zoning Districts**

The City of Council Grove is currently zoned Semi-Business and Industrial, and Business Districts.

Current Zoning:

- Business District
  - Retail
  - Food Services
  - Professional Services
- Semi-Business and Industrial District
  - Warehouse
  - Manufacturing
  - Wholesale
  - Utilities
- Residence District
  - Family dwelling
  - Public Schools
  - Churches
  - Two-or-more-family dwelling
  - Apartment houses
  - Boarding and lodging houses
  - Home-based business

### **Residential Uses**

Most of Council Grove’s land is occupied by residential uses and the majority of housing units are single family-homes. In 2013, there were 1,062 residential properties in Council Grove, including lots with vacant residential structures and land platted and intended for new single-family dwellings. Other residential properties in 2013 included 152 duplexes, triplexes, four-plexes, or multi-family apartment complexes. There are 85 parcels associated with mobile home units.

Source: US Census

<http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

### ***Commercial Business Uses***

Council Grove has a large number of retail spaces available as well as currently filled throughout the community but primarily downtown and off Highway 177. According to the 2013 US Census, Retail Trade accounts for the most prominent industry in Council Grove with over 25 retail establishments. Food Service with 11 establishments, Health Care with 12 establishments, and Professional, Scientific, and Technical Services with 14 establishments. Additionally, there are a number of retail and commercial business spaces that are vacant and available for lease or for sale.

Source: [US Census 2013 Zip Code Business Patterns NAICS for 66846 Council Grove](http://censtats.census.gov)  
(<http://censtats.census.gov>)

### ***Industrial Uses***

Within Council Grove and North along Highway 177 there are a number of semi-business and industrial businesses. The 2013 US Census reported that there are 5 Manufacturing Industries, 5 Construction Industries, 1 Utility Company, 3 Wholesale and 3 Warehousing Industries within Council Grove.

Source: [US Census 2013 Zip Code Business Patterns NAICS for 66846 Council Grove](http://censtats.census.gov)  
(<http://censtats.census.gov>)

### ***Agricultural Uses***

The Council Grove area has a rich history of agriculture and there are agricultural uses within 3 miles of Council Grove. Currently, the city does not zone for Agricultural Uses at this time.

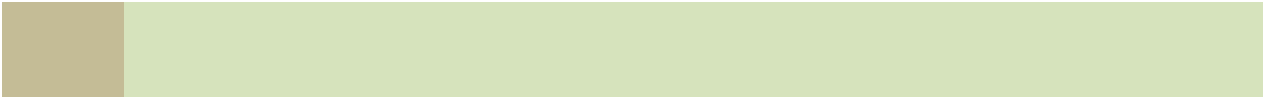
### ***Development Potential***

There are many options for growth and development in and around Council Grove. Affordable and available properties in the community are a strength for encouraging future development. There is a willingness and strong desire for the city to attach industry to Council Grove. According to the Greater Morris County Development Corporation website, it is noted that there is "Water and electric power available on site (for potential industry), that is platted and annexed into the city limits of Council Grove ready for occupancy by industries representing a broad spectrum of services. One may select from lot sizes from 1.5 to 6.1 acres and numerous sizes in between. GMDC will combine or reduce lot sizes to accommodate the needs of any firm locating therein."

### ***10: Recreation and Parks***

In Council Grove, there is a large, public swimming pool and very attractive, state-of-the-art tennis courts. With three lakes in the county, water sports enthusiasts can find plenty





of activities to while away their recreational time. Fishing and hunting are two of the most sought after recreational activities in the county.

### ***Council Grove Federal Reservoir and Wildlife Area***

Council Grove Federal Reservoir is located on the Neosho River 1.5 miles northwest of Council Grove. The U.S. Army Corps of Engineers (COE) constructed the reservoir in 1964. The dam impounds 3,235 surface acres at conservation pool. The wildlife area consists of 2,638 acres of land and water at the upper end of the reservoir and is managed by the Kansas Department of Wildlife, Parks, and Tourism.

The Corps of Engineers Park areas have electrical and water hookups, dump stations, hiking trails, bathhouses, and drinking water. A public fish cleaning station is also located in the Marina Cove area.

### ***Fishing and Boating***

Fishermen will find a variety of fish including saugeye, catfish, white bass, crappie and flathead catfish around the lake. The Council Grove Marina offers access to the lake for boaters.

### ***Hunting***

Council Grove Wildlife area is comprised of approximately 2,000 acres of public hunting land surrounding Council Grove Reservoir. The area also features nearly 500 acres of Corps of Engineers (COE) public use areas open to hunting, as well.

### ***Camping***

Council Grove Lake Park offers a number of primitive and RV/electric campsites around the lake.

### ***The Council Grove Country Club***

The Council Grove Country Club offers a beautiful, challenging nine-hole golf course enjoyed by its members and their guests. The club offers several charity and public tournaments throughout the year non-members from out-of-town may play the course by paying the greens fees.

### ***The Council Grove Life Center***

The Council Grove Life Center offer many activities for its members including an indoor swimming and aerobics pool, basketball, volleyball and racquetball courts, a large, fully equipped aerobics exercise room and other lifestyle fitness facilities.

### ***Cemeteries***

Greenwood Cemetery and Calvary Cemetery are located in Council Grove. Both cemeteries have historic significance.

## ***11: Community Health and Wellness***

### ***Morris County Hospital***

This acute healthcare facility located at 600 North Washington Street in Council Grove, is licensed for 25 adult beds (all private rooms) and six nursery beds providing personal, state-of-the-art technology care for all ages from newborns to the elderly. In addition to emergency medical services available 24/7, the hospital also provides cardiac rehabilitation, and physical, occupational and speech therapy with skilled professionals on duty or on call. A complete line of services by highly trained technicians is available at the in-house laboratory providing 99% of needed clinical tests - and pathologists are on call.

### ***Council Grove Health Care Center***

The Council Grove Health Care Center, at 400 Sunset Drive in Council Grove, is an award-winning long-term-care skilled nursing facility serving all of Morris County and residents of surrounding counties. This attractive facility, located on the edge of the Council Grove Country Club golf course, is staffed by many long-serving health care professionals who provide loving care and services for its many residents.

### ***Council Grove Assisted Living***

This new, ultra-modern facility located in Council Grove at 554 Country Lane, provides assisted living the way it was meant to be: personal, meaningful and carefree. With a luxurious full-service dining room serving three meals daily, and special food requests 24-hours a day, this facility has an around-the-clock experienced, caring staff dedicated to meeting the needs of each resident. Residents have 24-hour emergency call service, supervised health and wellness programs and life enrichment programs that promote individuality, dignity, independence, comfort and peace of mind.



## Conclusion and Next Steps

With the adoption and implementation of the Council Grove 2025 comprehensive plan, community leaders and residents are taking a bold step in proactively shaping the future development of Council Grove for the next decade. The plan connects the existing strengths of current-day Council Grove and ties that to the future goals for the community in terms of economic growth, revitalization, and amenities.

The plan can serve as both a guiding framework for year-to-year policy priorities and city work plans but also includes detailed action steps to help Council Grove make demonstrable, measureable progress towards meeting those goals.

The Council Grove 2025 comprehensive plan is a reflection of the current community. The plan is a ten-year policy document but that does not mean it should remain static and unchanged until 2025. The plan belongs to Council Grove and its leaders and residents. The plan is meant to be used, augmented, updated, or changed so that it always continues to reflect the priorities of the community it is meant to serve.

## Appendix

1. Survey Instrument
2. Detailed Survey Table Results
3. Public Open House Input Results
4. Maps
  - a) Council Grove Planning Area
  - b) Asset Map
  - c) Existing Land Use
  - d) Existing and Proposed Infrastructure Map
  - e) Proposed Future Single Family Residential Land Use
  - f) Proposed Future Semi-Industrial Business Land Use
  - g) Proposed Future Medium Density Residential Land Use
  - h) Proposed Future Cabins/Lodging Land Use
  - i) Extraterritorial Zoning Area – Proposed Future Land Use – Rural Residential and Agricultural
  - j) Historic Sites

## 1. Survey Instrument



# Council Grove Community Survey

*This survey is to collect individual's perceptions of city services, lifestyle opportunities and thoughts for future priorities. The responses are anonymous and the data will be used in the construction of the Comprehensive Plan. Please return completed surveys to \_\_\_\_\_.*

### Quality of Life

Overall appearance of the City	Excellent	Good	Fair	Poor	Horrible
Overall feeling of safety in the City	Excellent	Good	Fair	Poor	Horrible
Opportunities to participate in community matters	Excellent	Good	Fair	Poor	Horrible
Sense of community	Excellent	Good	Fair	Poor	Horrible
Quality of public schools	Excellent	Good	Fair	Poor	Horrible
Overall quality of life in the City	Excellent	Good	Fair	Poor	Horrible

### Housing & Neighborhood

Scale of Agreement (1 strongly disagree, 5 strongly agree)

There are various types of housing	5	4	3	2	1
The housing options are affordable	5	4	3	2	1
The physical conditions of my neighborhood need to be improved	5	4	3	2	1
My neighborhood feels safe	5	4	3	2	1

## Public Services

Police services	<i>Bad</i>	<i>Neutral</i>	<i>Good</i>
Fire services	<i>Bad</i>	<i>Neutral</i>	<i>Good</i>
Crime prevention	<i>Bad</i>	<i>Neutral</i>	<i>Good</i>
Fire prevention and education	<i>Bad</i>	<i>Neutral</i>	<i>Good</i>
Traffic enforcement	<i>Bad</i>	<i>Neutral</i>	<i>Good</i>
Code enforcement	<i>Bad</i>	<i>Neutral</i>	<i>Good</i>
Emergency preparedness	<i>Bad</i>	<i>Neutral</i>	<i>Good</i>

## Infrastructure

Rate the quality of....

Maintenance of major City streets	<i>Very good</i>	<i>Good</i>	<i>Neutral</i>	<i>Bad</i>	<i>Very Bad</i>
Maintenance of streets in your neighborhood	<i>Very good</i>	<i>Good</i>	<i>Neutral</i>	<i>Bad</i>	<i>Very Bad</i>
Maintenance of sidewalks	<i>Very good</i>	<i>Good</i>	<i>Neutral</i>	<i>Bad</i>	<i>Very Bad</i>
Maintenance of street signs/traffic signals	<i>Very good</i>	<i>Good</i>	<i>Neutral</i>	<i>Bad</i>	<i>Very Bad</i>
Appearance of City to visitors	<i>Very good</i>	<i>Good</i>	<i>Neutral</i>	<i>Bad</i>	<i>Very Bad</i>
Overall appearance of downtown including lighting and landscaping	<i>Very good</i>	<i>Good</i>	<i>Neutral</i>	<i>Bad</i>	<i>Very Bad</i>
Maintenance of city buildings	<i>Very good</i>	<i>Good</i>	<i>Neutral</i>	<i>Bad</i>	<i>Very Bad</i>
Storm drainage	<i>Very good</i>	<i>Good</i>	<i>Neutral</i>	<i>Bad</i>	<i>Very Bad</i>

## Employment

- Please circle your primary place of work:

(Council Grove) (Manhattan) (Emporia) (Junction City) (Fort Riley) (Retired)  
(Other)

### What should Council Grove spend its resources in developing?

<i>Please select a 1st, 2nd and 3rd Choice</i>	1st Choice	2nd Choice	3rd Choice
Tourism			
Quality of Life			
Attracting Industry and Manufacturing			
Expanding and Growing Existing Businesses			
Developing an Entrepreneurial Culture			
Downtown Revitalization			
Basic Infrastructure, like streets, sewer & water			

### Health & Wellness

Availability of preventative health services	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>
Availability of affordable quality food	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>
Availability of affordable quality health care	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>
Access to recreational opportunities by age	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>
Availability of affordable quality child care	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>

### Parks, Recreation & Services

Please check the level of services

	Excellent	Good	Fair	Bad	Poor
Public library services					
Maintenance of City parks & equipment					
The number of City parks					
Number of outdoor athletic fields					
City Swimming Pool					
The City's youth recreation programs					

Availability of youth opportunities in our community					
--	--	--	--	--	--

- Do registration fees for youth recreation programs impose a financial constraint on your budget? **(Yes) (No) (N/A)**

**Growth:** Please rate the speed of growth or decline in the following categories in your community over the past 5 years

Population growth	<i>Too slow</i>	<i>Somewhat too slow</i>	<i>Right amount</i>	<i>Somewhat too fast</i>	<i>Too fast</i>
Retail growth	<i>Too slow</i>	<i>Somewhat too slow</i>	<i>Right amount</i>	<i>Somewhat too fast</i>	<i>Too fast</i>
Jobs growth	<i>Too slow</i>	<i>Somewhat too slow</i>	<i>Right amount</i>	<i>Somewhat too fast</i>	<i>Too fast</i>
Housing growth	<i>Too slow</i>	<i>Somewhat too slow</i>	<i>Right amount</i>	<i>Somewhat too fast</i>	<i>Too fast</i>
Tourism Growth	<i>Too slow</i>	<i>Somewhat too slow</i>	<i>Right amount</i>	<i>Somewhat too fast</i>	<i>Too fast</i>

### Future Growth

Please rate the quality of future growth

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Horrible</i>
How well is your local government planning for growth and development					
Job your local government does at welcoming citizen involvement					
Job your community does in welcoming visitors and newcomers					
Job your community does in leveraging community assets and resources					
Job your community does in working with regional partners					

**Future Issues:** How important, if at all, are the following issues for your community to address within the next ten years?



Please check the importance of future issues for the community

	<i>Essential</i>	<i>Very important</i>	<i>Somewhat important</i>	<i>Not at all important</i>
Improving traffic flow and pedestrian safety				
Preserving historic buildings				
Improving park conditions				
Providing more parks and open space				
Renovating community centers and expanding programming				
Upgrading existing and developing more athletic fields				
Improving street and pedestrian lighting				
Developing job training opportunities				
Addressing rundown & blighted properties				
Improving downtown				
Improving street paving conditions				
Developing regional connections				

**To help us better serve our community, please let us know more about whom we serve:**

**Demographics**

- How many persons are there in your household (counting yourself)?  
 Under age 5 \_\_\_\_ Ages 20-24 \_\_\_\_ Ages 55-64 \_\_\_\_  
 Ages 5-9 \_\_\_\_ Ages 25-34 \_\_\_\_ Ages 65-74 \_\_\_\_  
 Ages 10-14 \_\_\_\_ Ages 35-44 \_\_\_\_ Ages 75+ \_\_\_\_  
 Ages 15-19 \_\_\_\_ Ages 45-54 \_\_\_\_
- Would you say your total household income is:  
 \_\_\_\_ (1) Under \$30,000      \_\_\_\_ (2) \$30,000 to \$59,999  
 \_\_\_\_ (3) \$60,000 to \$99,999      \_\_\_\_ (4) \$100,000 or more
- Your gender: \_\_\_\_ (1) Male \_\_\_\_ (2) Female

### **Housing & Neighborhoods**

- Do you rent or own your home? \_\_\_\_ (rent) \_\_\_\_ (own)
- How many years have you lived in Council Grove?  
 \_\_\_\_ Less than two      \_\_\_\_ 2 to 5 years      \_\_\_\_ 6 to 10 years  
 \_\_\_\_ 11 to 20 years      \_\_\_\_ More than 20 years
- Which best describes the building you live in?  
 \_\_\_\_ One family house detached from any other houses  
 \_\_\_\_ House attached to one or more houses (e.g., a duplex or townhome)  
 \_\_\_\_ Building with two or more apartments or condominiums  
 \_\_\_\_ Mobile home  
 \_\_\_\_ Other
- About how much is the monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners association (HOA) fees)?  
 \_\_\_\_ Less than \$300 per month      \_\_\_\_ \$300 to \$599 per month  
 \_\_\_\_ \$600 to \$999 per month      \_\_\_\_ \$1,000 to \$1,499 per month  
 \_\_\_\_ \$1,500 to \$2,499 per month      \_\_\_\_ \$2,500 or more per month

## 2. Detailed Survey Table Results

Table 1.

Please Rate Your Quality of Life in Council Grove											
Answer Options	Excellent		Good		Fair		Poor		Horrible		Response Count
Overall appearance of the City	13	8.39%	92	59.35%	42	27.10%	8	5.16%	0	0.00%	155
Overall feeling of safety in the City	52	33.77%	86	55.84%	16	10.39%	0	0.00%	0	0.00%	154
Opportunities to participate in community matters	23	14.84%	59	38.06%	54	34.84%	14	9.03%	5	3.23%	155
Sense of community	27	17.42%	63	40.65%	53	34.19%	11	7.10%	1	0.65%	155
Quality of public schools	19	12.42%	67	43.79%	44	28.76%	17	11.11%	6	3.92%	153
Overall quality of life in the City	13	8.44%	89	57.79%	40	25.97%	11	7.14%	1	0.65%	154

Table 2.

Indicate Your Feelings Toward the Housing & Neighborhood Options in Council Grove												
Answer Options	Strongly Agree		Agree		Neither Agree Nor Disagree		Disagree		Strongly Disagree		Rating Average	Response Count
There are various types of housing	20	12.90%	55	35.48%	56	36.13%	15	9.68%	9	5.81%	2.60	155
The housing options are affordable	10	6.45%	39	25.16%	62	40.00%	33	21.29%	11	7.10%	2.97	155
The physical conditions of my	36	23.23%	38	24.52%	41	26.45%	30	19.35%	10	6.45%	2.61	155
My neighborhood feels safe	53	34.42%	61	39.61%	33	21.43%	5	3.25%	2	1.30%	1.97	154

Table 3.

Rate the Quality of Public Services in Council Grove							
Answer Options	Bad		Neutral		Good		Response Count
Police services	8	5.16%	65	41.94%	82	52.90%	155
Fire services	5	3.23%	38	24.52%	112	72.26%	155
Crime prevention	13	8.39%	81	52.26%	61	39.35%	155
Fire prevention and	6	3.87%	80	51.61%	69	44.52%	155
Traffic enforcement	12	7.74%	72	46.45%	71	45.81%	155
Code enforcement	21	13.55%	78	50.32%	56	36.13%	155
Emergency	18	11.61%	78	50.32%	59	38.06%	155

Table 4.

Rate the quality of infrastructure in the City											
Answer Options	Very good		Good		Neutral		Bad		Very Bad		Response Count
Maintenance of major City streets	15	9.68%	80	51.61%	40	25.81%	18	11.61%	2	1.29%	155
Maintenance of streets in your neighborhood	11	7.10%	49	31.61%	49	31.61%	35	22.58%	11	7.10%	155
Maintenance of sidewalks	4	2.61%	33	21.57%	52	33.99%	49	32.03%	15	9.80%	153
Maintenance of street signs/traffic signals	14	9.03%	80	51.61%	52	33.55%	7	4.52%	2	1.29%	155
Appearance of City to visitors	14	9.03%	87	56.13%	36	23.23%	16	10.32%	2	1.29%	155
Overall appearance of downtown including lighting and landscaping	33	21.43%	82	53.25%	27	17.53%	9	5.84%	3	1.95%	154
Maintenance of city buildings	18	11.69%	67	43.51%	50	32.47%	17	11.04%	2	1.30%	154
Storm drainage	8	5.19%	58	37.66%	54	35.06%	25	16.23%	9	5.84%	154

Table 5.

Please select your primary place of work:		
Answer Options	Response Percent	Response Count
Council Grove	55.8%	86
Manhattan	9.7%	15
Emporia	2.6%	4
Junction City	1.9%	3
Fort Riley	0.0%	0
Retired	11.7%	18
Other	18.2%	28

Table 6.

What should Council Grove spend its resources in developing? (Please rank with 1st being the most important).											
Answer Options	1	2	3	4	5	6	7	Rating Average	Response Count		
Tourism	7	7	12	25	27	22	39	5.01	139		
Quality of Life	31	20	17	24	21	16	12	3.57	141		
Attracting Industry and Manufacturing	61	35	15	7	4	8	12	2.51	142		
Expanding and Growing Existing Businesses	18	55	32	13	14	5	6	2.92	143		
Developing an Entrepreneurial Culture	5	8	24	24	23	36	24	4.78	144		
Downtown Revitalization	8	10	21	20	37	28	25	4.69	149		
Basic infrastructure: streets, sewer, water, etc.	18	14	25	30	18	25	20	4.14	150		
									<i>answered question</i>	<b>155</b>	
									<i>skipped question</i>	<b>0</b>	

Table 7.

Please evaluate the health and wellness opportunities available to you									
Answer Options	Excellent		Good		Fair		Poor		Response Count
Availability of preventative health services	32	20.65%	84	54.19%	35	22.58%	5	3.23%	155
Availability of affordable quality food	14	9.03%	64	41.29%	48	30.97%	29	18.71%	155
Availability of affordable quality health care	23	14.84%	71	45.81%	47	30.32%	15	9.68%	155
Access to recreational opportunities by age	28	18.06%	56	36.13%	56	36.13%	20	12.90%	155
Availability of affordable quality child care	19	12.58%	55	36.42%	60	39.74%	18	11.92%	151

Table 8.

Please Check the Conditions of Parks and Recreation Services in Council Grove											
Answer Options	Excellent		Good		Fair		Bad		Poor		Response Count
Public library services	49	31.61%	72	46.45%	28	18.06%	6	3.87%	0	0.00%	155
Maintenance of City parks & equipment	27	17.53%	72	46.75%	45	29.22%	9	5.84%	1	0.65%	154
The number of City parks	40	25.81%	76	49.03%	30	19.35%	7	4.52%	2	1.29%	155
Number of outdoor athletic fields	48	30.97%	73	47.10%	28	18.06%	6	3.87%	0	0.00%	155
City swimming pool	99	63.87%	43	27.74%	8	5.16%	3	1.94%	2	1.29%	155
The City's youth recreation programs	28	18.18%	62	40.26%	35	22.73%	20	12.99%	9	5.84%	154
Availability of youth opportunities in our community	25	16.23%	50	32.47%	48	31.17%	19	12.34%	12	7.79%	154

Table 9.

Do Registration Fees for Youth Recreation Programs Impose a Financial Constraint on Your Budget?		
Answer Options	Response Percent	Response Count
Yes	17.5%	27
No	46.1%	71
N/A	36.4%	56
Total Responses		154

Table 10.

Rate the Speed of Growth in the Following Categories In Your Community Over the Past 5 Years											
Answer Options	Too slow		Somewhat too slow		Right amount		Somewhat too fast		Too fast		Response Count
Population growth	75	48.70%	44	28.57%	34	22.08%	0	0.00%	1	0.65%	154
Retail growth	75	48.70%	56	36.36%	21	13.64%	1	0.65%	1	0.65%	154
Jobs growth	106	69.28%	41	26.80%	5	3.27%	1	0.65%	0	0.00%	153
Housing growth	60	38.96%	46	29.87%	46	29.87%	1	0.65%	1	0.65%	154
Tourism growth	32	20.78%	37	24.03%	78	50.65%	5	3.25%	2	1.30%	154

Table 11.

Please Rate the Quality of Future Growth											
Answer Options	Excellent		Good		Fair		Poor		Horrible		Response Count
How well is your local government planning for growth and development	0	0.00%	33	21.71%	59	38.82%	45	29.61%	15	9.87%	152
Job your local government does at welcoming citizen involvement	6	3.97%	36	23.84%	64	42.38%	33	21.85%	12	7.95%	151
Job your community does in welcoming visitors and newcomers	16	10.53%	49	32.24%	54	35.53%	25	16.45%	8	5.26%	152
Job your community does in leveraging community assets and resources	3	1.97%	30	19.74%	79	51.97%	25	16.45%	15	9.87%	152
Job your community does in working with regional partners	3	1.99%	26	17.22%	73	48.34%	37	24.50%	12	7.95%	151

Table 12.

How Important are the Following Issues for Your Community to Address Within the Next Ten Years?											
Answer Options	Essential		Very important		Somewhat important		Not at all important				Response Count
Improving traffic flow and pedestrian safety	9	5.92%	33	21.71%	75	49.34%	35	23.03%			152
Preserving historic buildings	32	21.33%	58	38.67%	53	35.33%	7	4.67%			150
Improving park conditions	19	12.50%	58	38.16%	68	44.74%	7	4.61%			152
Providing more parks and open space	9	5.96%	26	17.22%	67	44.37%	49	32.45%			151
Renovating community centers and expanding programming	24	15.89%	55	36.42%	58	38.41%	14	9.27%			151
Upgrading existing and developing more athletic fields	12	7.95%	41	27.15%	65	43.05%	33	21.85%			151
Improving street and pedestrian lighting	18	11.84%	36	23.68%	67	44.08%	31	20.39%			152
Developing job training opportunities	52	33.99%	64	41.83%	31	20.26%	6	3.92%			153
Addressing rundown & blighted properties	72	47.37%	54	35.53%	23	15.13%	3	1.97%			152
Improving downtown	39	25.66%	71	46.71%	39	25.66%	3	1.97%			152
Improving street paving conditions	25	16.56%	66	43.71%	52	34.44%	8	5.30%			151
Developing regional connections	40	26.67%	62	41.33%	44	29.33%	4	2.67%			150

Table 13.

How many persons are there in your household (counting yourself)?							
Select the number in each age group							
Answer Options	0	1	2	3	4	5	Response Count
Under age 5	28	25	14	2	0	1	70
Ages 5-9	24	26	23	0	0	0	73
Ages 10-14	26	24	7	0	0	0	57
Ages 15-19	27	17	7	0	0	0	51
Ages 20-24	24	18	4	0	0	0	46
Ages 25-34	21	30	33	1	0	0	85
Ages 35-44	21	27	22	0	0	0	70
Ages 45-54	25	14	13	0	0	0	52
Ages 55-64	23	14	18	0	0	0	55
Ages 65-74	29	13	9	0	0	0	51
Ages 75+	31	3	0	0	0	0	34
							<b>Question Totals</b>
							<i>answered question</i> 154
							<i>skipped question</i> 1

Table 14.

Total Household Income		
Income Brackets	Response Percent	Response Count
Under \$30,000	14.7%	22
\$30,000 to \$59,999	32.0%	48
\$60,000 to \$99,999	32.7%	49
\$100,000 or more	20.7%	31
Total		150

Table 15.

Sex		
	Response Percent	Response Count
Female	62.9%	95
Male	37.1%	56
Total		151

Table 16.

<b>Do you rent or own the place where you live?</b>		
	<b>Response Percent</b>	<b>Response Count</b>
Own	88.9%	136
Rent	11.1%	17
Total		153

Table 17.

<b>How many years have you lived in Council Grove?</b>		
	<b>Response Percent</b>	<b>Response Count</b>
Less than two	5.9%	9
2 to 5 years	9.9%	15
6 to 10 years	11.8%	18
11 to 20 years	17.8%	27
More than 20 years	54.6%	83
Total		152

Table 18.

<b>What best describes the building you live in?</b>		
	<b>Response Percent</b>	<b>Response Count</b>
One family house detached from any other houses	90.3%	139
House attached to one or more houses (e.g., a duplex or townhome)	0.6%	1
Building with two or more apartments or condominiums	1.9%	3
Mobile home	3.9%	6
Other	3.2%	5
Total		154



Table 19.

<b>About how much is the monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners association (HOA) fees)?</b>		
	<b>Response Percent</b>	<b>Response Count</b>
Less than \$300 per month	8.9%	13
\$300 to \$599 per month	28.8%	42
\$600 to \$999 per month	31.5%	46
\$1,000 to \$1,499 per month	20.5%	30
\$1,500 to \$2,499 per month	8.9%	13
\$2,500 or more per month	1.4%	2
<b>Total</b>		<b>146</b>

*E. Open House Public Input Results*

LAND USE Policy Goals	Objectives	Yeas	Nays
<b>LU1. Create new residential zones</b>	LU-1A. Identify potential locations for future low density residential development	1	0
	LU-1B. Encourage a variety of housing types by identifying locations for housing options of moderate density residential uses such apartments and townhouses	1	0
	LU-1C. Plan for connectivity amongst new and existing neighborhoods through sidewalks and street connections	1	0
<b>LU2. Protect recreational areas</b>	LU2-A. Identify ways to develop amenities to enhance use of the lakes.	3	0
	LU2-B. Improve communication between Council Grove Lake's residents and the city	2	0
	LU2-C. Work with the Corp of Engineers to create opportunities to improve amenities at Council Grove Lake	4	1
	LU2-D. Identify areas around Council Grove Lake that would be suitable for additional campgrounds and resorts where City water is available.	5	1
<b>LU3. Expand commercial and business zones</b>	LU3-A. Identify locations for future industrial park as a place for business start-up or relocation.	1	1
	LU3-B. Create a task force for business attraction	2	0
	LU3-C. Identify a building that could be designated for a future economic incubator	0	0
	LU3-D. Locate a potential hotel site that has access and visibility from a major highway and is relatively close to downtown	5	0

<b>LAND USE Policy Goals</b>	<b>Objectives</b>	<b>Yeas</b>	<b>Nays</b>
<b>LU4. Exercise extra territorial control of land use</b>	LU4-A. Exercise City control of land uses in the three-mile area outside of the City corporate boundaries	6	8
	LU4-B. Develop and apply appropriate and best use zoning to area within three-miles of the city limits to best promote future uses	7	8
	LU4-C. Strengthen zoning regulations for agricultural uses which protect agricultural activities, a significant contributor to Council Grove's economic base	6	3
	LU4-D. Develop zoning that allows for rural residential uses to take protect land owner's properties	6	3

<b>HOUSING Policy Goals</b>	<b>Objectives</b>	<b>Yeas</b>	<b>Nays</b>
<b>H1. Revitalize, sustain and enhance existing neighborhoods</b>	H1-A. Address vacant and blighted properties	6	0
	H1-B. Identify and prioritize neighborhood needs for City based support activities such as parks and sidewalks	4	0
	H1-C. Locate and protect existing historic areas	2	0
	H1-D. Form more stringent Code Enforcement programs	1	4
	H1-E. Research potential financing resources for housing rehabilitation	6	0
<b>H2. Provide opportunities for neighborhood engagement and involvement</b>	H2-A. Support the development of neighborhood associations	2	0
	H2-B. Encourage neighborhoods to host social events such as block parties and carpooling opportunities	1	0
<b>H3. Expand housing options and opportunities</b>	H3-A. Increase the supply of affordable housing: rental and ownership	2	0
	H3-B. Provide housing for persons with special needs and housing for seniors	2	0

<b>HOUSING Policy Goals</b>	<b>Objectives</b>	<b>Yeas</b>	<b>Nays</b>
	H3-C. Facilitate residential development that includes a mix of income levels	2	0
	H3-D. Regularly conduct housing needs assessments to identify, evaluate and address housing needs	2	0
	H3-E. Encourage the development of medium density rental housing.	2	0
<b>H4. Improve the quality of rental housing</b>	H4-A. Establish/enforce more strictly the existing Code Enforcement procedures and policies	3	0
	H4-B. Increase the access to affordable housing for renters	2	0
	H4-C. Look for opportunities for public/private partnerships to encourage rental housing	2	0

<b>ECONOMIC DEVELOPMENT Policy Goals</b>	<b>Objectives</b>	<b>Yeas</b>	<b>Nays</b>
<b>E1. Retain existing business</b>	E1-A. Council Grove First Campaign	5	0
	E1-B. Develop strategic marketing plans to promote existing businesses	7	0
	E1-C. Put in place planning and zoning requirements that promote and preserve small-scale business development.	2	0
<b>E2. Identify gaps in retail services</b>	E2-A. Implement a market survey of trade area to identify gaps in retail services	3	0
	E2-B. Access retail sales data for trade area	2	0
	E2-C. Find ways to target gaps in the market through selected retail business attraction	2	0
<b>E3. Attract new primary employment</b>	E3-A. Consider participation in the Regional Economic Partnerships initiative	6	0

<b>ECONOMIC DEVELOPMENT Policy Goals</b>	<b>Objectives</b>	<b>Yeas</b>	<b>Nays</b>
	E3-B. Identify sites for economic development and maintain the information in the site selection tool developed for the Flint Hills Economic Development District	0	0
<b>E4. Promote and attract tourism in Council Grove</b>	E4-A. Market Council Grove's Historic Sites and Recreational Opportunities through a variety of media channels	6	0
	E4-B. Continue effort to attract development of a hotel and places that would improve the experience of traveling and staying in Council Grove	4	1
	E4-C. Support the extension of the Flint Hills National Scenic Byway north on K-177 to I-70 as a way to enhance tourist's experiences and attract travelers from I-70	0	0
	E4-D. Support the Welcome Center project that would be located at the intersection of I-70 and K-177	3	0
<b>E5. Support the development and recruitment of a skilled and competitive workforce</b>	E5-A. Create a Workforce Development Program	1	0
	E5-B. Coordinate workforce needs of local business and education programs to take advantage of the educated and skilled graduates of Council Grove High School and Butler College	7	0
	E5-C. Access Kansas workforce development resources.	8	0
	E5-D. Access Kansas workforce development resources. Strive to retain young people to stay or return to the community to live and work.	8	0

QUALITY OF LIFE Policy Goals	Objectives	Yeas	Nays
<b>Q1. Enhance public parks and existing open spaces</b>	Q1-A. Promote the Flint Hills Nature Trail	5	0
	Q1-B. Become more bike friendly and incorporate bike rental programs for the nature trails	4	0
	Q1-C. Plan for park spaces in developing residential areas	4	0
	Q1-D. Create community athletic opportunities for all ages	6	0
	Q1-E. Focus on sidewalk improvements and connections to make the city pedestrian friendly	6	0
<b>Q2. Develop existing community assets</b>	Q2-A. Historic Places Inventory historical sites, identify their needs and research forms of potential funding to protect these sites	2	0
	Q2-B. Location Within proximity to Manhattan and Emporia, opportunities that complement businesses, industries and other services should be identified	6	0
	Q2-C. Valuable Nature Attractions; Trails and Lakes a. For many residents of the surrounding urban areas, outdoor activities within driving distance provide many “stay-cation” opportunities. Work on promoting these places and events to bring visitors from nearby areas. b. Continue development of the trail system throughout the City	4	0
<b>Q3. Promote and create opportunities for community involvement</b>	Q3-A. Create task forces to achieve goals of the community as identified by the Comprehensive Plan	1	0
	Q3-B. Publicize and encourage attendance at community events	4	0
	Q3-C. Involve the lake resident population in more community matters and year round activities	5	1
	Q3-D. Make it easy for city residents to access city information (city staff and key committee contacts, meetings and events, processes, and procedures) by improving the distribution through the city's website, newspaper and through regular posting of information at centralized town locations.	2	0

<b>QUALITY OF LIFE Policy Goals</b>	<b>Objectives</b>	<b>Yeas</b>	<b>Nays</b>
<b>Q4. Provide opportunities for arts and cultural engagement</b>	Q4-A. Encourage opportunities for the expression of the community's diverse cultural and artistic heritage, including events such as Washunga Days	2	0
	Q4-B. Incorporate public art into community design	2	0
	Q4-C. Support the development of a civic facilities for cultural events	3	0
	Q4-D. Identify potential financing sources for a potential amphitheater project along the river	3	0

<b>DOWNTOWN Policy Goals</b>	<b>Objectives</b>	<b>Yeas</b>	<b>Nays</b>
<b>D1. Improve appearance of Downtown</b>	D1-A. Determine what streetscape improvements could enhance the downtown experience.	5	0
	D1-B. Seek financial resources that could aid with façade improvements and historic rehabilitation of properties	8	0
	D1-C. Place historic markers and graphic, informational signs to improve access and the historic experience	3	0
	D1-D. Continue development and implementation of a city tax rebate incentive program for downtown buildings as a means to encourage building owners to improve their properties. Implement this effort in conjunction with a similar effort underway by Morris County.	6	0
	D1-E. Utilize existing historic district guidelines in conjunction with zoning and planning requirements to preserve and promote small-scale businesses.	3	0
<b>D2. Develop marketing campaigns</b>	D2-A. Create a joint or co-marketing team to promote the area	4	0
<b>D3. Expand the stock of residential or commercial spaces in the area</b>	D3-A. Identify underutilized spaces for additional commercial space or second floor style apartments	11	0

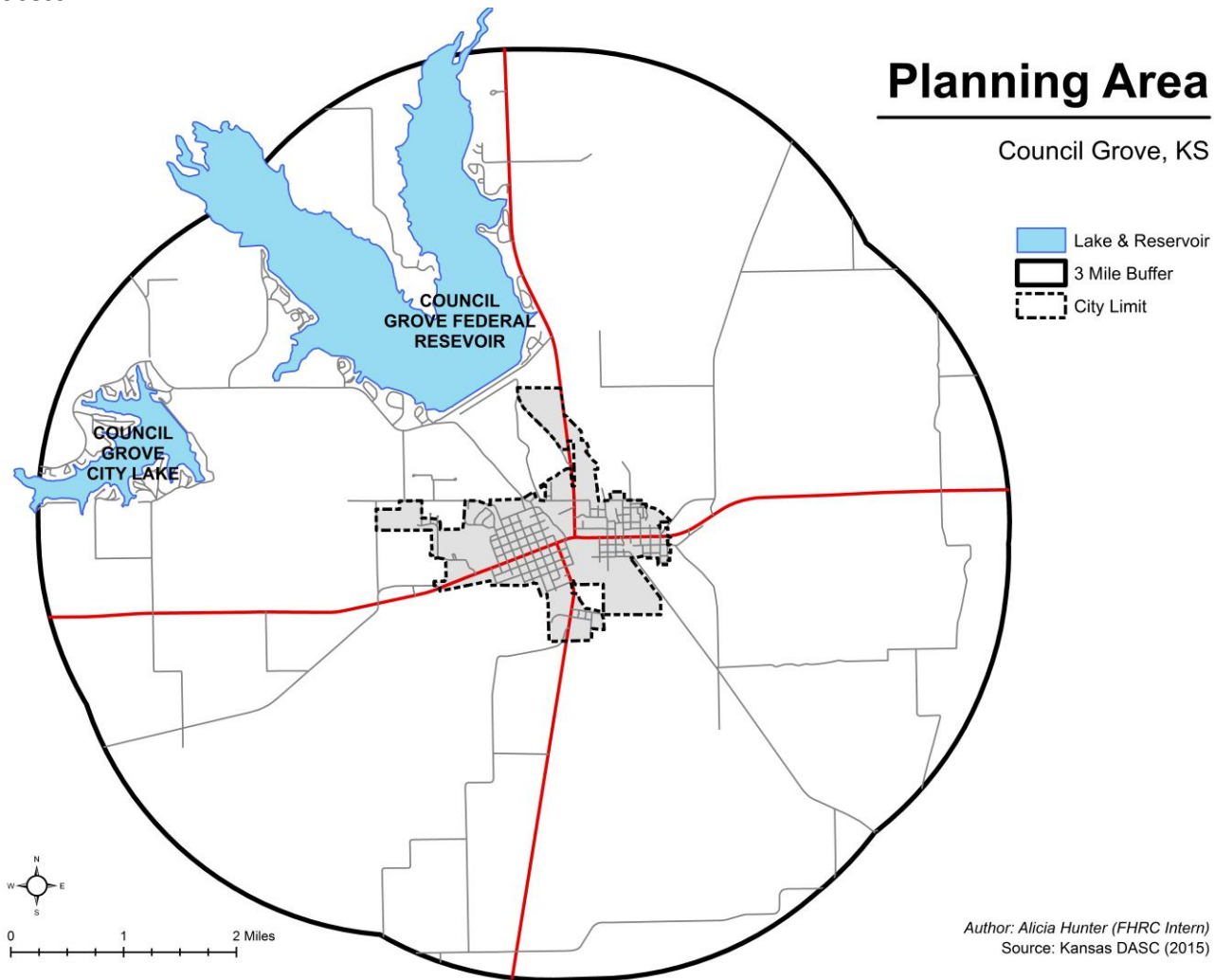
DOWNTOWN Policy Goals	Objectives	Yeas	Nays
D4. Create Downtown district	D-4A. Make definitive boundary to downtown area	5.5	0.5



### 3. Maps

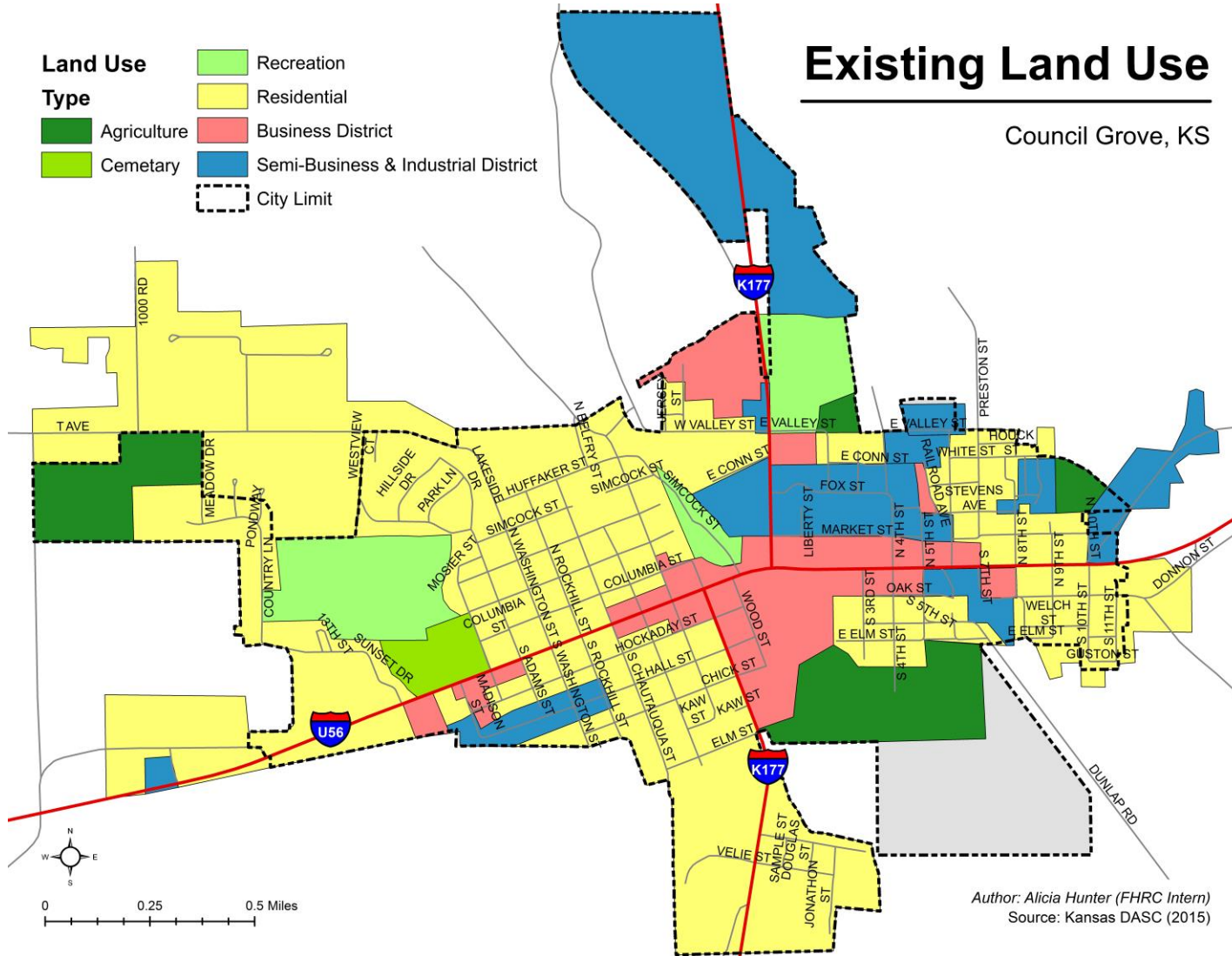
#### a. Council Grove Planning Area

The purpose of this map is to show the total extent of the geographic area that was studied as part of the comprehensive planning process.



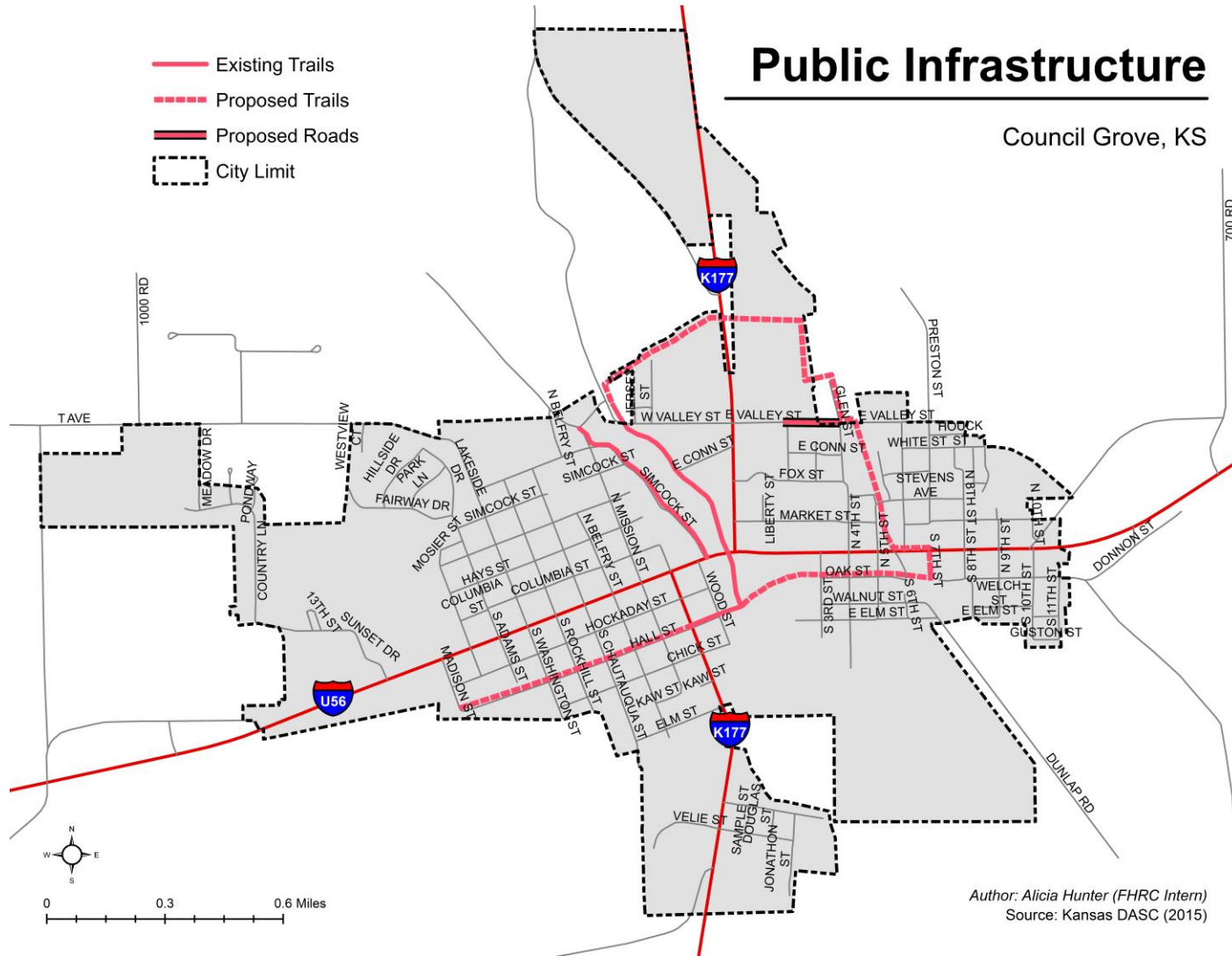
**b. Existing Land Use**

The purpose of this map is to show the existing land use of the City of Council Grove and just outside of the city limits in a readable format.



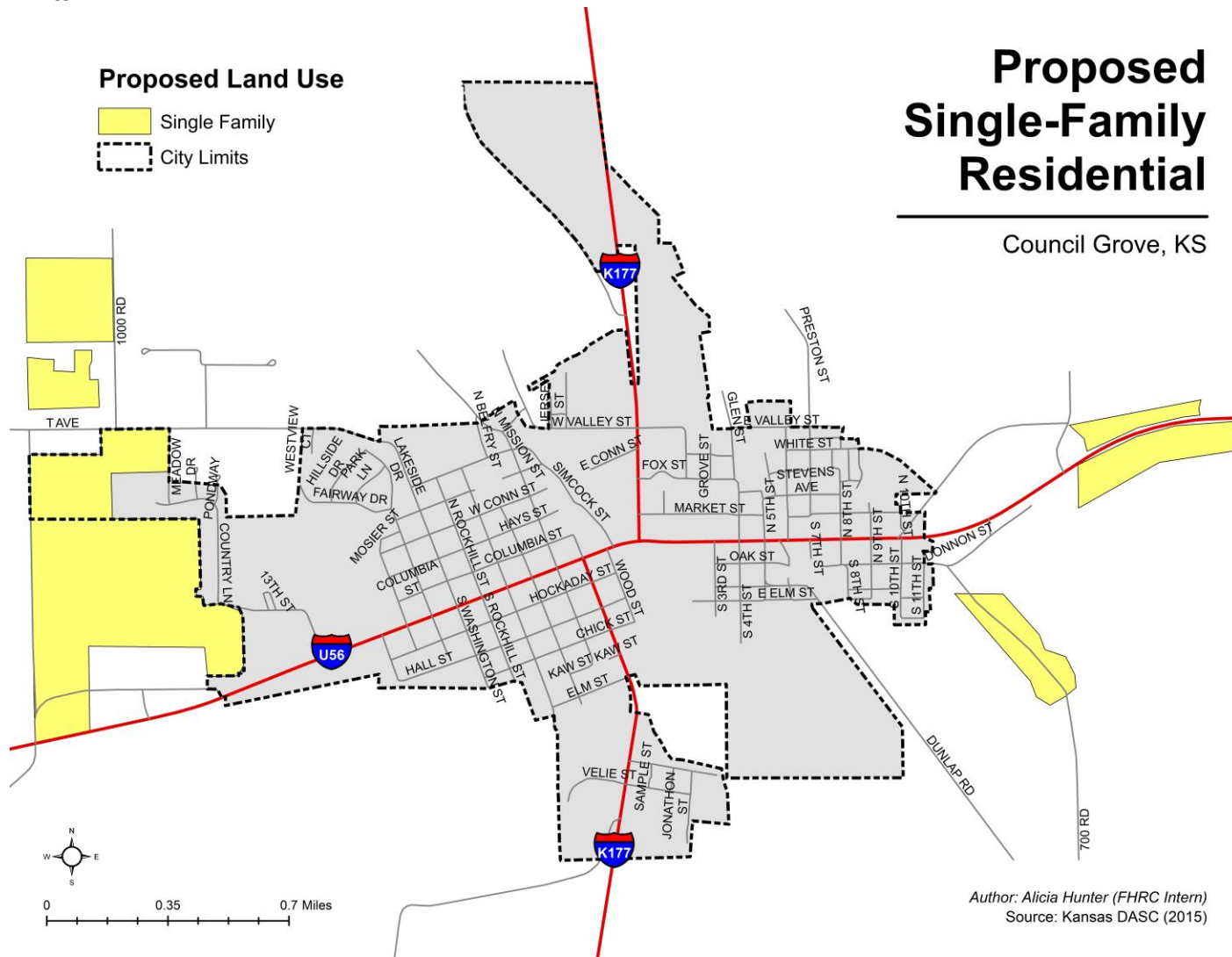
**c. Existing and Proposed Infrastructure Map**

The purpose of this map is to show existing trails, proposed locations for future trails, and proposed location for one future street extension.



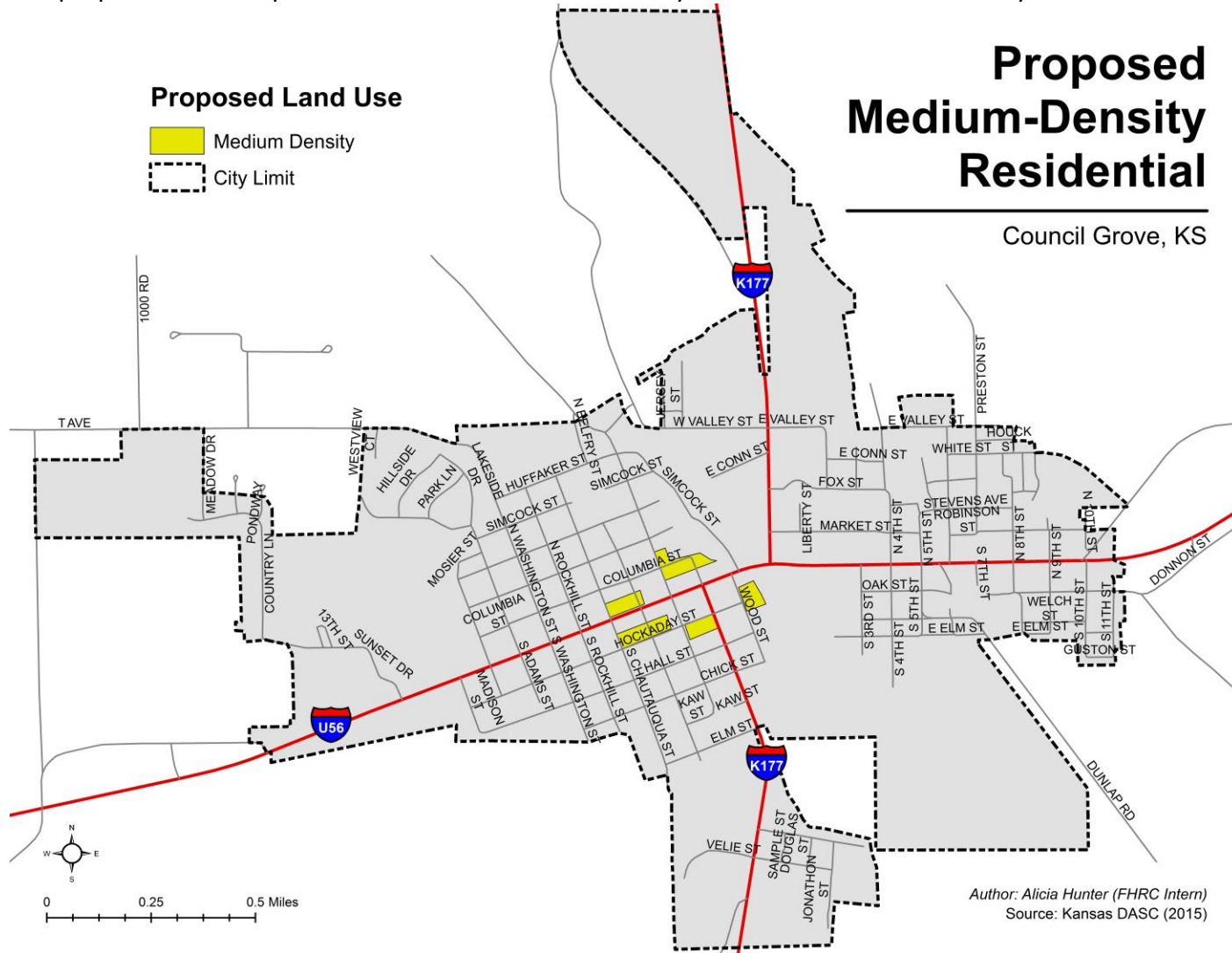
**d. Proposed Future Single Family Residential Land Use**

The purpose of this map is to show where proposed future single family residential land use could occur just outside of the city limits.



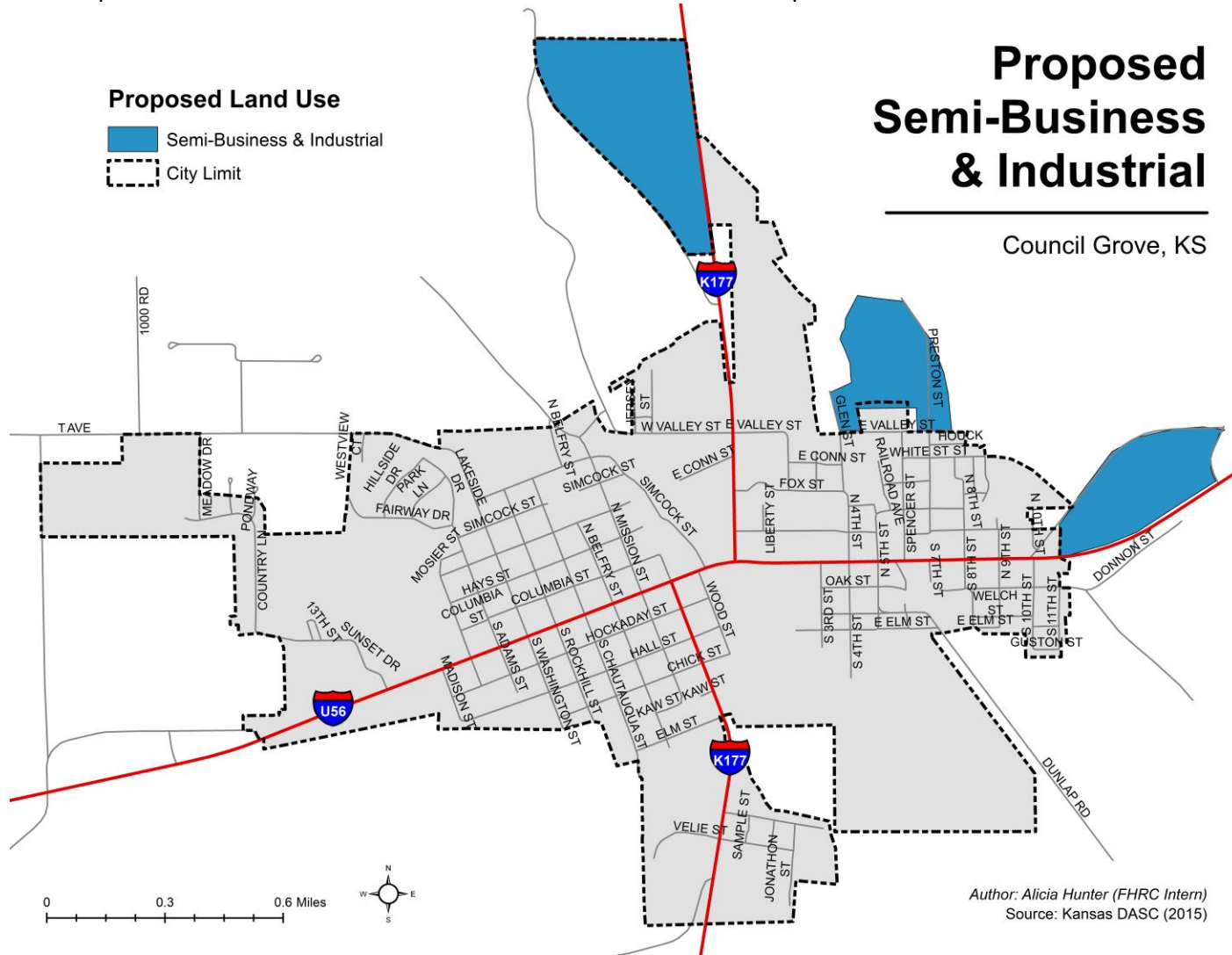
**e. Proposed Future Medium Density Residential Land Use**

The purpose of this map is to show locations within the city limits where medium-density residential could occur in the future.



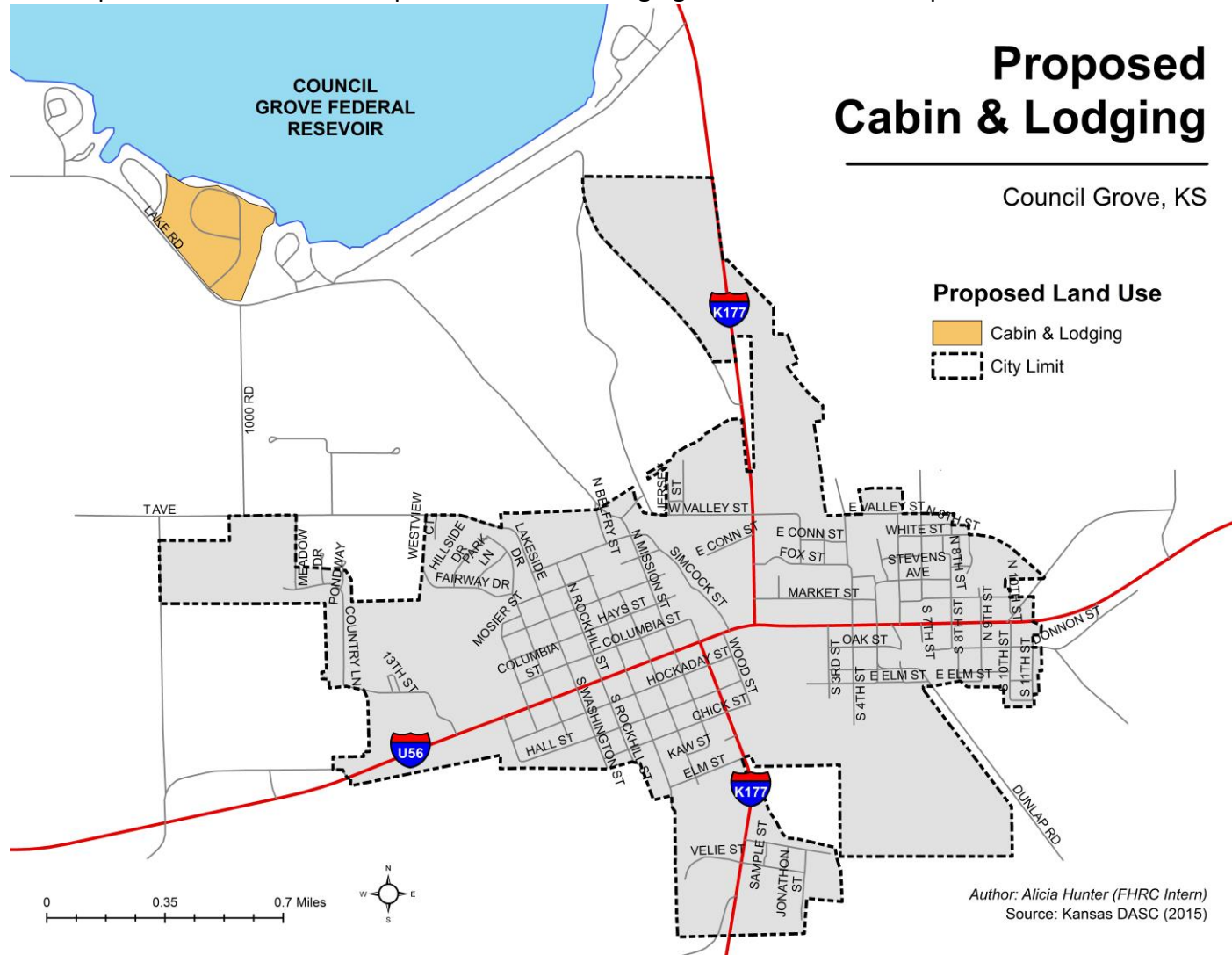
**f. Proposed Future Semi-Business and Industrial Land Use**

This map shows locations where semi-business and industrial development could occur in the future.



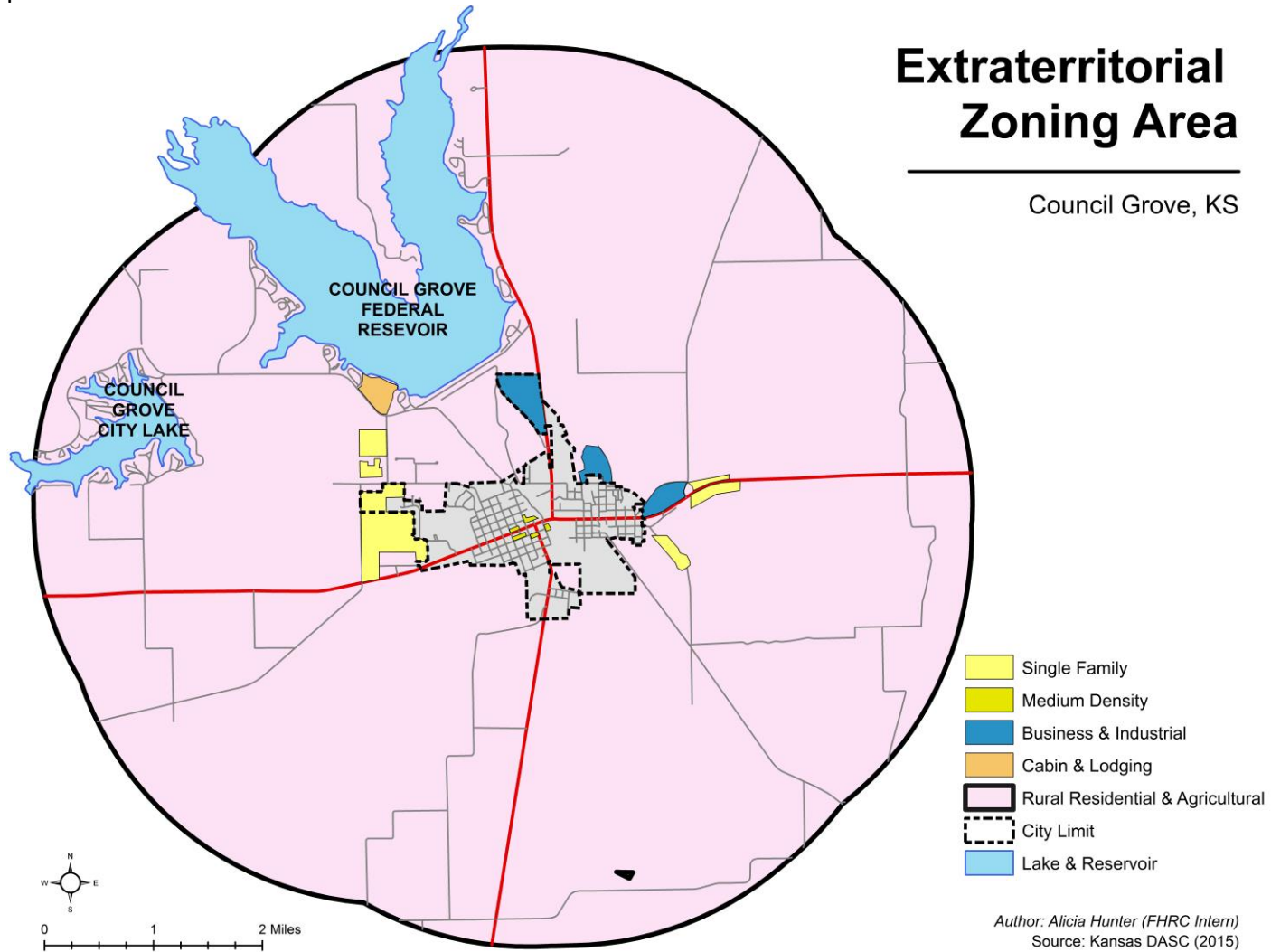
**g. Proposed Future Cabins/Lodging Land Use**

This map shows a location where potential cabin or lodging uses could be developed for the future.



***h. Extraterritorial Zoning Area – Proposed Future Land Use – Rural Residential and Agricultural***

This map shows the 3-mile area around the city where it is proposed that existing rural residential and agricultural land uses be preserved for the future.





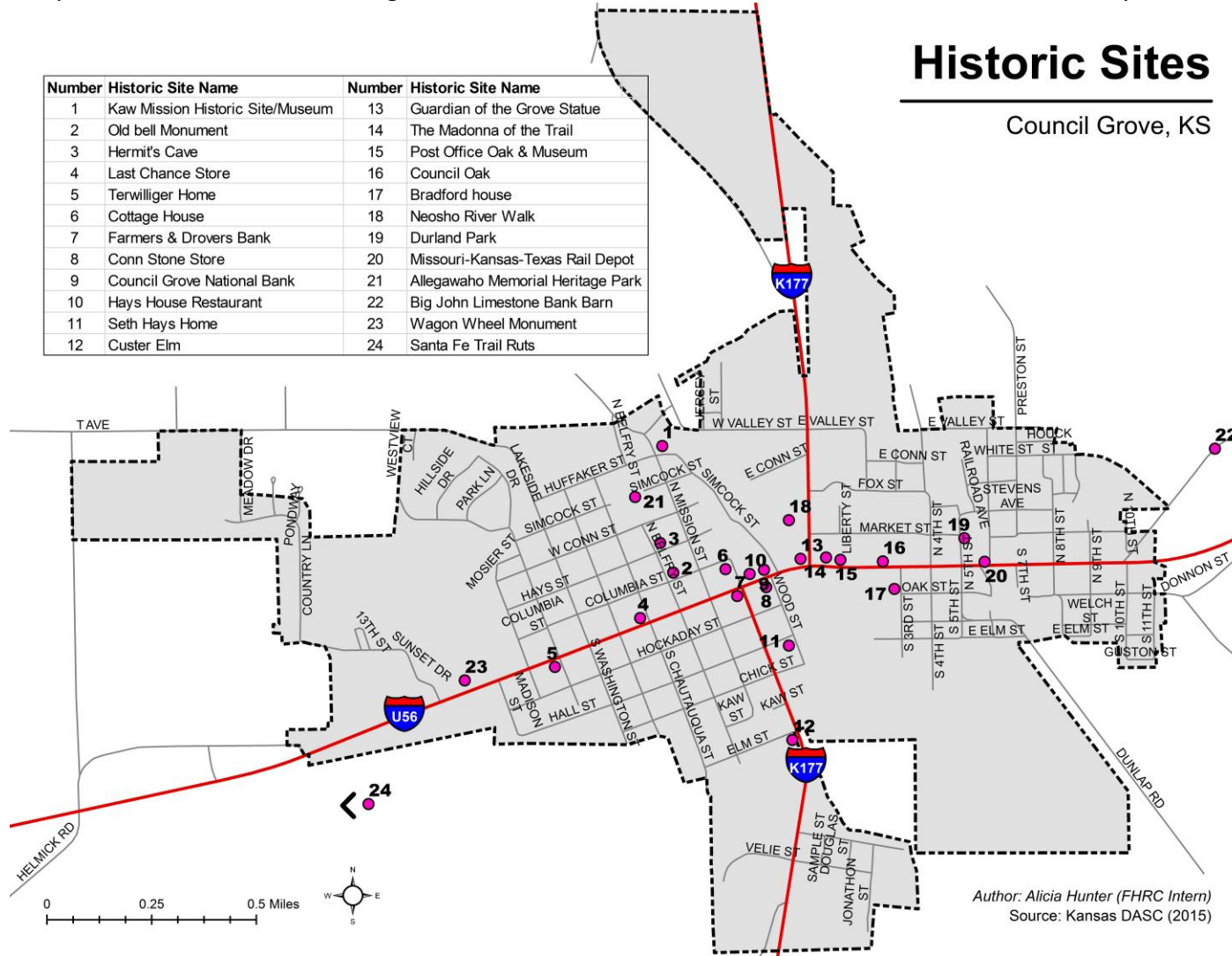
**i. Historic Sites**

This map shows the locations of designated historic sites both inside and outside of Council Grove city limits.

Number	Historic Site Name	Number	Historic Site Name
1	Kaw Mission Historic Site/Museum	13	Guardian of the Grove Statue
2	Old bell Monument	14	The Madonna of the Trail
3	Hermit's Cave	15	Post Office Oak & Museum
4	Last Chance Store	16	Council Oak
5	Terwilliger Home	17	Bradford house
6	Cottage House	18	Neosho River Walk
7	Farmers & Drivers Bank	19	Durland Park
8	Conn Stone Store	20	Missouri-Kansas-Texas Rail Depot
9	Council Grove National Bank	21	Allegawaho Memorial Heritage Park
10	Hays House Restaurant	22	Big John Limestone Bank Barn
11	Seth Hays Home	23	Wagon Wheel Monument
12	Custer Elm	24	Santa Fe Trail Ruts

# Historic Sites

Council Grove, KS



Author: Alicia Hunter (FHRC Intern)  
Source: Kansas DASC (2015)