



Chapter 1

Introduction

Location

Clay County is located in north central Kansas. The county is bisected by State Highway 15 north to south and US Highway 24 east to west.



The county is bounded on the north by Washington County, to the east by Riley and Geary Counties, to the south by Dickinson County, and to the west by Ottawa and Cloud Counties. The county is home to the communities of Clay Center, Clifton, Green, Longford, Morganville, Oak Hill, Vining, and Wakefield.

Comprehensive Planning

The Clay County Comprehensive Plan is designed to provide a "road map" for the future of Clay County. The "road map" is a combination of tools for orderly growth and development as well as policy guidelines. These are intended to enable citizens and elected officials to make informed decisions about the future of the county.

The Comprehensive Plan will provide a guideline for the location of future developments and uses within the planning jurisdiction of Clay County. The Comprehensive Plan is intended to encourage a solid economic base in conjunction with future uses.

The Comprehensive Plan is intended as an information and management tool for County leaders to use in their decision-making process when considering thoughtful growth, future land uses, and developments. The Comprehensive Plan is not a static document; it should evolve as changes in the land use, population, or local economy occur during the next twenty years.

The Planning Process

The Comprehensive Plan begins with the development of general goals and policies, based upon current and future issues faced by the county and its residents. These are intended to be practical guidelines for addressing existing conditions and guiding future growth. Data collection is an

important element of the plan as it provides a snapshot of the past and present conditions within the county. Analysis of data provides the basis for developing forecasts for future land use demands, as well as future needs regarding housing and facilities.

The Comprehensive Plan is also a **blueprint for Clay County** designed to identify, assess, and develop actions and policies in the areas of population, land use, transportation, housing, economic development, County facilities, and utilities.

The Comprehensive Plan identifies the tools, programs, and methods necessary to carry out the policy recommendations. Nevertheless, the implementation of the development policies contained within the Comprehensive Plan are dependent upon the adoption of the plan by the governing body, and the leadership efforts exercised by the present and future elected and appointed officials of the County.

Plan Preparation

The plan was prepared under the direction of the Clay County Board of Commissioners, along with the assistance and participation of county staff, and the citizens of Clay County. The time period for achieving the goals, programs, and developments identified in the Clay County Comprehensive Plan is 20 years. However, the County should review the Plan annually and update the document every ten years (2032), or when major, unanticipated opportunities arise.

Completing updates every ten years or so will allow the County to incorporate ideas and developments not known at the time of the present comprehensive planning process.

Comprehensive Plan Components

Kansas State Statutes may include certain elements in a Comprehensive Plan. A "Comprehensive Plan," is defined in K.S.A. 19-2958.

The Comprehensive Plan is comprised of the following chapters and sections:

- Introduction Chapter
- Community Engagement Chapter
- Population Statistics Chapter
- Housing Chapter
- Economics/Economic Development Chapter
- County Facilities Chapter



- Parks and Recreation Chapter
- Utilities and Communications Chapter
- Energy Chapter
- Hazards Chapter
- Natural Resources/Environmental Chapter
- Land Use Chapter
- Transportation Chapter
- Implementation Chapter

Analyzing past and existing demographic, housing, economic, and social trends permit the projection of likely conditions in the future. Projections and forecasts are useful tools in planning for the future; however, these tools are not always accurate and may change due to unforeseen factors. Also, past trends may be skewed or the data may be inaccurate, creating a distorted picture of past conditions. Therefore, it is important for Clay County to closely monitor population, housing, and economic conditions that may impact the county.

Through periodic monitoring, the County can adapt and adjust to changes at the local level. Having the ability to adapt to socio-economic change allows the County to maintain an effective Comprehensive Plan for the future, to enhance the quality of life, and to raise the standard of living for all residents.

The Comprehensive Plan records where Clay County has been, where it is now, and where it likely will be in the future. Having this record in the Comprehensive Plan will serve to inform County

officials as much as possible.

The Comprehensive Plan is an information and management tool for County leaders to use in their decision-making process when considering future developments. The Comprehensive Plan is not a static document; it should evolve as changes in the land-use, population, or local economy occur during the planning period. This information is the basis for Clay County's evolution as it achieves its physical, social, and economic goals.

Jurisdictional Organization

The Clay County Board of Commissioners, which is a board of elected officials, govern and are supported by County staff. Each incorporated community in Clay County also has elected officials and officers overseeing how their community is governed.

The planning and zoning jurisdiction of Clay County, pursuant to K.S.A. Statutes 19-2960, would include all of the unincorporated portions of the county.

Protecting the Fort Riley Unmanned Aircraft System Corridor

The Smoky Hill Weapons Range, which is part of the Great Plains Joint Regional Training Center, has become an increasingly important facility for national security training. Increased drone traffic generated by activity at the Range has generated greater needs to protect the Fort Riley Unmanned Aircraft System Corridor (4-mile Wide UAS Corridor) from encroachment by inappropriate development activity. This plan addresses the recently implemented corridor and any provisions for development in and around the corridor.



The Comprehensive Plan is a vision presented in text, graphics, and tables representing the desires of the county and its residents for the future.



The Plan is only one of several tools within the toolbox that helps guide the community into the future.



Planned growth will make Clay County more effective in serving residents, more efficient in using resources, and able to meet the standard of living and quality of life every individual desires.

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Chapter 2

Community Engagement

Community Engagement

Community engagement is important to a successful planning effort. The use of public participation makes it possible to have a clearer understanding of how the residents feel regarding different parts of the community. However, there are always going to be a limited number of individuals concerned about the effort either because things are going in a good direction or specific issues do not impact them.

Community Engagement Approach

Community engagement in Clay County was designed as a major component of the project and the process included multiple approaches. It was structured in a manner allowing for stakeholders to be involved in numerous ways throughout the process. Some key elements included:

- Use of a steering committee;
- SurveyMonkey;
- Website, and;
- Town hall meetings

Steering Committee Meetings

With the assistance of Clay County, a steering committee was utilized to review materials and policies for the new plan. In addition, elected officials from all entities were invited to attend. This group also provided the internal assistance the planning effort needed to get more people involved in the process.

The steering committee acted as a sounding board during the entire process; this allows all pieces/chapters of the plan to be reviewed and commented on at regularly scheduled meetings. The steering committee is one of the more critical components of the process.

SurveyMonkey

SurveyMonkey, a web based survey tool, was utilized for gathering specific input on Clay County. The survey process allows individuals to provide input while remaining totally anonymous. The survey was advertised using specially designed cards, announcements on the project website, and on posters hung up throughout the county and communities.

One survey was developed for use within Clay County. The survey contained a total of 34 questions related to the county. There were 388 respondents. The survey results can be found on the following pages.

#1: Where do you live within Clay County?

- Clay Center: 64.99%
- Clifton: 2.12%
- Green: 1.33%
- Longford: 1.59%
- Morganville: 1.86%
- Oak Hill: 0.80%
- Republican: 0.00%
- Wakefield: 2.12%
- Rural Clay County: 25.20%
- Other
 - Manhattan
 - Linn, ks [sic]. But there regularly and family there
 - Work in Clay County, live in Morrowville
 - Idana
 - Former resident of Green
 - Marshall County
 - Out of County
 - Rural
 - Born and raised in clay center [sic]. Visit frequently, but dont [sic] live ther [sic].
 - Near clay center [sic]
 - Wakefield
 - Wakefield
 - rural morganville [sic]
 - 3 Miles SW of Morganville
 - In the country between Clay Center and Morganville
 - farm about 7 miles west of Morganville

#2: In what ZIP code is your home located? (enter 5-digit ZIP code; for example, 67432, 67447, etc.)

- 67468: 3.23%
- 67432: 82.26%
- 67487: 3.76%
- 66502: 0.27%
- 67447: 2.42%
- 66953: 0.27%
- 67458: 2.42%
- 66958: 0.27%
- 90680: 0.27%
- 66962: 0.54%
- 66937: 3.23%
- 67466: 0.54%
- 67433: 0.27%
- 66508: 0.27%

#3: How long have you lived in Clay County? [years]

- Less than 1: 2.15%
- 1 to 5: 12.37%
- 6 to 10: 6.18%
- 11 to 15: 8.06%
- 16 to 20: 6.99%
- 21 to 30: 19.35%
- 31 to 40: 15.59%
- 41 to 50: 12.37%
- 50+: 16.94%

#4: Please tell us your age range.

[years]

- Under 19: 0.81%
- 20 to 24: 4.34%
- 25 to 29: 8.13%
- 30 to 34: 8.67%
- 35 to 39: 12.20%
- 40 to 44: 9.49%
- 45 to 54: 18.16%
- 55 to 64: 21.68%
- 65 to 74: 12.47%
- 75 to 84: 3.79%
- 85 and over: 0.27%

#5: What brought you to Clay County?

- Family: 26.34%
- Work: 25.00%
- Retirement: 1.08%
- Retirement and family: 0.81%
- Always lived here: 37.90%
- Other: 8.87%
 - Significant Other
 - Moved after a divorce
 - The charm of small town life and nearer to family
 - Grew up here and moved back to raise family
 - The Milford lake
 - Grew up here
 - small town living
 - Housing
 - House
 - Family & Work
 - New opportunities and to make a difference
 - Military
 - Military

- Could afford the house we live in
- Schools
- Dad got a job in Clay Center
- Overall community
- Born and raised here. Moved for a while. Moved back because of spouse's job.
- Chose to live here after college
- Land, better community
- A good community to raise children.
- Husband
- husband is from here
- Relationship
- Nice place to live, that wasn't too expensive
- married someone in Clay County
- came when parents moved
- Spouse lived here
- got married to someone from here
- born here... ... moved away..... moved home to raise our family
- Work and family
- marriage
- marriage, and visiting it all through my childhood while living in other states

#6: Agriculture is defined in Kansas as: the use of land for agricultural purposes including dairying, farming, floriculture, horticulture, pasturage, and animal and poultry husbandry and the necessary accessory uses for packing, treating, or storing the produce; provided that the operation of any such accessory use shall be secondary to that of the normal agricultural activities. Is your primary income derived from agriculture?

- Yes: 15.29%
- No: 84.71%

#7: If agriculture is not your primary income source, which of the following industries do you earn a living? The following are based upon US Census categories.

- Forestry, Fishing, and Hunting 0.00%

and Mining:	
• Construction:	5.90%
• Manufacturing:	2.30%
• Wholesale Trade:	0.33%
• Retail Trade:	10.82%
• Transportation and warehousing and utilities:	0.98%
• Information:	0.33%
• Finance, Insurance, real estate, and rental and leasing:	13.77%
• Professional, scientific, management, administrative and waste management:	5.90%
• Educational, health, and social services:	26.56%
• Arts, entertainment, recreation, accommodation and food Services:	2.30%
• Other services (except public administration):	5.57%
• Public administration:	2.30%
• Retired:	10.16%
• Disabled:	0.98%
• Other:	11.80%
• Child care	
• Photography	
• Medical field	
• Customer Relations Manager	
• Clergy	
• heating and ac [sic] company	
• Banking	
• Extension	
• ag	
• Technology	
• pastor	
• Church	
• Civil Serice [sic] - Ft. Riley	
• Construction & Retail	
• NA	
• Land cattle and real estate	
• Automotive	
• Telecommunications	
• First responder	
• Home maker	
• Daycare provider	
• Telecommunications	
• Childcare	
• Federal	
• Military	
• Day care	
• Health care	
• Marketing	
• Military	
• retired	

- Bank employee
- Dentistry
- Retail Sales
- Media
- Religious
- both arts and education

#8: What do you believe are the biggest economic factors in Clay County?

- Housing, Childcare
- Ag, government assistance (education, Medicaid, farm subsidies)
- Quality of living and available resources
- Agriculture
- Rising costs
- Agriculture (Hutch and GT)
- Agricultural
- Labor
- Fluctuations in the Ag sector.
- Probably agriculture.
- Not enough decent housing options that are within income range and job opportunities outside of AG.
- Ag
- People buying out of town.
- Agriculture, Retail
- Welfare, social security checks and farming. Also rental gouging. Implement sales.
- farm markets
- Not enough choices of businesses and also hours of operation downtown businesses
- Small town agriculture. No much to bring people here other than if they are from here and a farmer.
- farming
- Drug population turns many off so they don't choose to move here or stay here. Poor income homes around town aren't inviting but most can't afford anything else. Nothing really draws folks to Clay. It's [sic] more of a stop ont [sic] he way somewhere else.
- Shrinking tax base. Safe and affordable housing, single parent families or grandparents raising grandchildren, lack of childcare, good schools, local medical care,
- Children
- sales tax new business
- Agriculture, public schools, medical
- Agriculture
- Agriculture Safe Community
- Agriculture, small business, recreation
- Offering opportunities for young people to stay

or return to the community. Providing services and shopping to encourage people to stay local.

- low wages for working people
- Farming and social security
- Agriculture, Health Care, Manufacturing
- Agriculture, manufacturing & healthcare
- Coronavirus
- Healthcare & education; then agriculture & related businesses.
- Agriculture
- Farming
- Agriculture, Taxes, local pricing, low wages
- Wages
- Agriculture, Manhattan [sic] Job Market, Fort Riley
- Ag economy, Fort Riley somewhat, tourism
- Keeping people here
- location
- Agriculture, Small Business
- Not sure what you are asking
- number of good paying jobs
- Farming, ag related businesses
- agriculture
- fiber optic availability, medical facilities,
- So new. I would think agriculture, some manufacturing I see, closeness to Fort Riley, KSU and the lake.
- The needs of larger families for safe, affordable housing, especially those requiring 3 or more bedrooms. Residents shopping out of town, especially local business owners. Local dollars need to stay in the area if we want the community to grow. Good employment opportunities at decent wages.
- NA
- farming
- farming, manufacturing
- POSITIVES - water quality, affordable housing, high speed internet, quality of schools
NEGATIVE - electric bills are too high, start city solar project
- farming
- Lack of good jobs
- The people
- Agricultural
- Agriculture
- Farmers
- Good work ethics and ED opportunities
- Out-of-town visitors
- Agriculture and getting people who are interested and willing to work.
- lack of good labor pool, housing costs are high, lost a department store,

- TAX RATES
- Growth
- Manufacturing.. medical
- Stability and consistency
- Farming and manufacturing
- agricultural and healthcare
- tax rates
- Agriculture
- Not having large companies to help offset taxes for our county.
- Labor, Location, Housing
- Keeping our shoppers at home as best we can.
- Factories and Farming
- Don't know what you mean by economic factor exactly. Property taxes?, need of housing? Largest employer in County?
- Rain for crops. New businesses.
- Proximity to Manhattan, taking advantage of more companies allowing work from home. We have the infrastructure to support this.
- Ag, manufacturing and construction
- Utilities (power plant, reverse osmosis water, water park) & the tax rate.
- Location to other commerce centers with good access to transportation networks.
- Keeping and recruiting businesses
- Labor, Tax Rate
- Agriculture
- agrilculture [sic]
- Commodities Markets, Light Manufacturing, and Tourism
- We are a rural community west of Manhattan, so by definition we are struggling in general. I think our community has more good economic growth compared to most communities our size. There are many children growing up in poor households.
- Unemployment,
- Employment opportunities
- agriculture, healthcare, education
- Farming and health care
- Local people shopping out of town for items they could buy here, not enough entertainment, more quality and diversity in restaurants
- weather affecting the crops affecting the ag economy
- None
- Agriculture
- Lack of industry
- farming
- Continuous decline of residents. Farming success
- Farming
- Agriculture & manufacturing
- Reasonable jobs and attractions for kids
- We need more jobs with higher wages to attract more people to move here.
- Agriculture
- I don't completely understand "factors" here. If you're asking employers, Hutch Mayrath, the hospital, USD 379.
- Farming, clay county [sic] medical center, local businesses like shops and restaurants, and a sense of community all affect our economy
- ?
- Agriculture, manufacturing
- Agriculture, aging population, unemployment/ welfare population, growing young-family population, location relative to Fort Riley, need for more diverse businesses (more specialty store/services)
- Need more higher paying jobs. More eating places
- taxes farming
- Agriculture , manufacturing , car sales
- Ag
- Ag,industrial and business
- Farm economy affects this area greatly, real estate taxes are too high on commercial property
- Income/cost of living and our employment and high tax rate.
- Broadband infrastructure, roads and innovation.
- Lack of jobs that pay a living wage
- Jobs that pay well
- Agriculture and it [sic] a lesser extent healthcare
- Agriculture, manufacturing, healthcare, education, retail
- Quality of Harvests
- Availability of high paying jobs (\$20-\$30/hr) Affordable goods/services
- Agriculture
- Agriculture
- Trying to keep our youth here
- Farming
- Educational standards, cost of living
- Support
- Location and age of population.
- Weather, water rights, rural flight/decay, being an exurb of Manhattan/Junction City/Ft Riley
- Car sales and ag sales
- Keeping businesses
- Agriculture, healthcare access, reverse osmosis water, pool/parks
- Buying local and diverse product availability
- Agriculture

- Manufacturing jobs
- To [sic] much support of agricultural, not enough for the local population that doesn't work in agricultural. Taxes are not balanced out, agricultural pays less overall due [sic] being tax exempt on 99 percent of their [sic] purchases. The sales tax base relies on the non agricultural community to support it. But their [sic] pay doesn't allow it. Also state taxes remove the agricultural tax base as well. So the commercial and residential tax base makes up 80 percent of the counties tax base. Go a head look it up I am right. If not publish it. We need agricultural but in order to keep small community's alive we have to balance taxes and income or we will loose population due to high taxes, and high food cost, and higher home expenses.
- ?
- Agribusiness, medical
- Agriculture
- agriculture, ag support services, manufacturing
- Housing, employment
- Retail, agriculture & manufacturing
- Job growth Competitive pricing
- Agriculture and Agriculture manufacturing
- Small Business.
- Good schools, safe community,
- Farming and agriculture industries
- Small businesses and Ag
- Agriculture Markets, taxes, employment
- Agriculture and education
- Agriculture
- Unclear. Great place to raise family. Good jobs are limited.
- Agriculture
- Wages
- Getting people to work.
- I dunno [sic]
- Tax rate and employment
- Good Paying Jobs
- Unemployment rate
- The youth. I feel like the elderly are close minded and we need younger families to want to move to our community and the economy will follow.
- Not sure
- None
- Agriculture and Manufacturing
- Farming, health care, retail.
- expensive city bill not a whole lot of decent paying jobs
- Farming, Factories (GT and Hutch Myrath [sic]), and health services
- Bigger businesses, better pay especially for the cost of living in such a small town
- Agriculture, manufacturing
- Ag, location
- Agriculture stability, school enrollment
- Distance away from bigger cities is generally in excess of a normal commute
- Agriculture
- Available land
- Agriculture
- Manufacturer
- Growth of the community and people choosing to move here.
- Ag and manufacturing plants
- NA
- Agriculture
- Jobs not being filled.
- Agriculture
- Not sure
- Ag community thriving helps all of Clay County.
- education, tax rate, unemployment
- Need to keep prices in check the wages don't support living!
- Ag
- Available products & services [sic]
- Cost of farming inputs vs the outputs
- Farming Manufacturing Transportation
- Agriculture
- Ag, education, and manufacturing.
- Agriculture related business
- Agriculture, schools, hospital
- Lack of talented workforce, housing availability
- Agriculture
- Farming, hospital, schools
- Agriculture production and sales tax
- Agriculture. Industry. And a great downtown business area; with great energy. The Mural Movement I believe has added energy and brought people to town.
- high tax rates low wages local prices are really high at all stores.
- Ability of farmers to be profitable and the availability of workers for businesses that want to stay or relocate here
- Farming, and light industry, health care
- Lack of adequate housing for people moving to our community. Lack of quality childcare.
- Easy access to shopping, schools, housing, all of which are fairly affordable.
- wages housing
- Inflation
- Jobs & lower taxes
- Wages
- hospital

- Agriculture
- Schools, Healthcare, Retail
- Agriculture, School System, Community
- Tax rates, housing, supply & demand, employment
- Agriculture
- n/a
- All hinges on Ag. Our medical center is great as are our schools.
- health-related hospital/clinic/nursing homes. Agriculture, school system, manufacturing in Clay Center
- Lack of qualified people to work
- Small businesses and community members working together
- agriculture Manhattan growth diverse manufacturing health care education
- Agriculture
- Agriculture, education & medical.
- Income, childcare, taxes
- Taxes
- agriculture, housing, good paying jobs
- Access to quality daycare, jobs with advancement possibilities, lack of salaried jobs
- farming, manufacturing
- job prospects, housing is limited to those who earn over median income range, good schools
- 1)not enough willing worker [sic] 2)low pay
- Keeping business as much local as possible
- Employment, agriculture, and being close to Fort Riley and Manhattan
- Agriculture Small Businesses Community
- Agriculture, small business owners, government (schools, local, state, federal)
- hard to say
- Agriculture Shopping Local
- Wages, cost of living, and education
- healthcare
- Strong retail business. Attract people to live in Clay County
- Agricultural businesses
- Educational standards
- School, healthcare, agriculture, manufacturing
- If our farmers are doing well, our county will do well.
- being able to shop local and keep big box stores out, farming, hospital, good quality schools
- Competition from nearby larger cities.
- I would say the biggest economic factors in Clay County are the wages, labor, and tax rate.
- Agriculture of course, sales tax \$
- Agriculture and the industry that supports it
- Farming, auto and truck sales, retail stores,
- medical center, etc.
- decreasing tax base, reliance on property tax,
- agriculture
- Agriculture, healthcare
- agriculture/farming manufacturing education
- Agriculture and manufacturing
- service, education, agriculture
- farming - Ft. Riley - schools - small towns - low crime area
- agriculture
- Agriculture
- agriculture

#9: How far is your commute to work?

- Work from Home (telecommute): 2.44%
- Work at Home: 4.88%
- Less than 10 minutes: 49.70%
- 10 to 14 minutes: 9.76%
- 15 to 19 minutes: 3.96%
- 20 to 29 minutes: 6.40%
- 30 to 44 minutes: 6.10%
- 45 to 59 minutes: 2.44%
- 60 minutes or more: 0.91%
- Retired: 10.37%
- Other: 3.05
 - I work from home
 - None
 - I cover all of Kansas so my commute depends on where I'm working
 - self employed contractor
 - Self employed
 - Work many locations
 - Depending upon my schedule it could be 60 minutes or more
 - Disability
 - Work out of home - but travel up to 300 miles for sales and installs
 - Disabled

#10: If there is a need for more opportunities for the agricultural economy of Clay County, what are the strategies needing to be focused on in the future?

Question	Not Important	Moderately Important	Important	Very Important	Extremely Important	N/A
More livestock for feeding grain	5.77%	11.54%	46.54%	10.00%	8.46%	17.69%
New industries using grain in their manufacturing process (bio-plastics)	2.29%	5.34%	43.51%	17.18%	18.32%	13.36%
Greater effort towards exporting local grain to outside markets	1.15%	3.46%	38.08%	18.08%	23.46%	15.77%
Crop diversity (hemp, etc.)	8.05%	11.11%	35.63%	14.56%	16.48%	14.18%
Diversification of livestock types	6.56%	15.83%	44.40%	8.49%	8.88%	15.83%
Create farm to home operations (farmer's markets, Community-supported agriculture, On-farm stores)	3.85%	8.46%	35.00%	15.00%	26.15%	11.54%
Vineyards and wine making	26.24%	25.48%	23.57%	6.08%	6.08%	12.55%

Other

- I am not sure I am qualified to answer these questions
- Controlled-environment agriculture deserves some mention
- people that WANT to work would help a lot!! Lots who don't want the ag labor of sweat.
- Hydroponics - great use of vacant buildings
- More Mfg opportunities, non ag related
- I don't think I can answer these [sic] questions
- I don't work in the agriculture industry

- The ones I put NA on, I don't feel I know enough about ag or those industries well enough to give an educated answer
- Need other opportunities also not just agriculture!
- Manufacturing of any type, Feedlots, Processing Facilities
- I really don't have any idea. Sorry
- More support for local farmers. Less monopolization of prices for chemicals, fertilizer, etc.
- less government interference/regulations

#11: Which of these is a threat to agriculture in Clay County?

Question	Not a Threat	Moderate Threat	Threat	Considerable Threat	Extreme Threat	N/A
County or city zoning	35.91%	20.46%	17.37%	6.18%	3.09%	16.99%
Commodity prices	2.67%	3.82%	45.42%	14.89%	21.76%	11.45%
Large corporate agriculture becoming more vertically integrated (owning the land, commodity all the way to the final product)	5.00%	8.08%	31.15%	13.85%	31.92%	10.00%
Foreign producers (Brazil, Mexico, China, etc.)	4.58%	8.40%	32.44%	18.32%	24.43%	11.83%
Political policies and actions	0.38%	6.92%	26.15%	15.77%	41.54%	9.23%
Eating practices changing (vegetarian, low carb, etc.)	20.61%	26.34%	30.15%	5.73%	8.40%	8.78%

Other

- Again, I apologize, I don't think I am qualified to answer these questions
- Republicans and allowing 4 companies to control 80% of the meat packing capacity.
- weather - can't control that either!
- Adapt and be proactive instead of reactive
- The zoning laws protect the farmers more than enough. I bought a piece of waste ground from a farmer paying maybe 200 dollars a year taxes and now with the house a building's I pay over 6k dollars and have no recourse for a neighbor who put 100's of [sic] bales within 10 feet of my shop and 40 feet from my house. He put in a feedlot and feeds 3 to 5 hundred cattle in a dry lot all year long. The whole thing drains to the river less than a quarter mile away. We fight flies [sic] dust and noise all day every day. I was there first but the so called right to farm let's them pay hardly nothing for taxes and they seem to be able to do whatever they want to their neighbors and the land. This is less than a mile from town. I don't get any government payments I have to earn all my money and then spend it on fly control washing windows and trim covered in fly specks. The home owners deserve something for the taxes we pay
- I don't work in the agriculture industry
- I have no idea
- Attitudes of our local agricultural producers. Friendly verses a big ugly you know who I am talking about bragged that thinks they rule the county
- Hunting
- Again--I don't know!
- larger farmers taking over medium size farmers, before long there will only be 5 famers in the County
- weather factors

Service or Business	Not Important	Moderately Important	Important	Considerably Important	Very Important
Daycare - children	2.19%	4.01%	33.58%	9.12%	51.46%
Daycare - adults	8.99%	19.48%	45.69%	9.74%	16.48%
Grocery store	13.91%	14.66%	37.97%	8.65%	25.94%
Banking	23.40%	20.38%	36.98%	3.40%	16.23%
Tech support - computers	6.04%	10.19%	51.32%	12.83%	19.62%
Tourism	4.49%	16.85%	48.31%	10.86%	19.85%
Arts and culture	6.34%	18.66%	51.12%	10.07%	13.81%
Assisted living facilities	3.77%	12.45%	53.21%	15.09%	15.85%
Main Street retail	0.74%	4.81%	39.26%	21.11%	34.07%
Restaurants	0.37%	2.57%	23.90%	20.96%	52.57%
Medical facilities	3.73%	7.46%	33.96%	17.54%	38.06%
Recreational facilities	0.74%	5.17%	35.42%	20.30%	38.38%
Better broadband service	3.79%	8.33%	35.23%	15.91%	36.74%

#12: Preserving existing agricultural land should be a planning priority for Clay County.

- Yes: 72.63%
- No: 5.84%
- Not sure: 19.71%
- N/A: 1.82%

#13: Should the County be more proactive in supporting existing industries and businesses in Clay County?

- Yes: 89.78%
- No: 2.19%
- Not sure: 8.03%

#14: Should the County be more proactive in recruiting new industries and businesses to Clay County?

- Yes: 90.91%

- No: 1.09%
- Not sure: 8.00%

#15: Which of the above services and/or businesses should be the focus of economic development activities in the future?

- Other
 - Family Restaurants are needed most.
 - I think the broadband we have is excellent in town. I do not know about our rural areas
 - We don't need more murals but clean up some old buildings in town.
 - Have to consider the financial cost of all, however.
 - Any quality of life improvements bring business and families
 - Sustaining local pharmacies
 - Take advantage of NBAF and R/O water and high speed internet
 - Broadband is fine.
 - We have good hospital, schools, banks, grocery stores, and internet
 - Get going on recruiting pharmaceutical companies. With

Entity	Poor	Improvement Needed	Average	Good	Excellent
County Board of Commissioners	7.98%	19.01%	33.46%	34.98%	5.70%
Local Fire Department	0.38%	1.91%	16.79%	52.67%	28.24%
Emergency Management	1.14%	4.18%	23.57%	50.57%	22.05%
Emergency Medical Services (EMS)	0.38%	2.27%	20.83%	52.27%	24.24%
Law Enforcement	3.82%	12.98%	28.63%	43.13%	12.21%
Education and Secondary Education	0.38%	5.70%	14.07%	44.49%	35.74%
Highways and roads	2.65%	17.05%	34.47%	40.53%	6.06%
County-wide economic development	6.51%	21.84%	44.06%	24.14%	4.60%

ENBF [sic] in Manhattan we are going to miss our opportunity. Contact the office of Business Recruitment at the Department of Commerce. Other communities have already contacted them to start recruiting!

- We need more things a family can do in town, that don't cost a arm and a leg. Brew hours 15 24 [sic] is nice but on the pricey side. We really need a good family breakfast restaurant like IHOP here
- single level, affordable senior housing
- 24 hour daycares so people can work 2nd shift or even 3rd shift is very important
- Tax Breaks, Housing
- I think our broad band service is great! No need for more banks.
- Single Building for Senior Center Meals on Wheels & Activities
- We need industry and good paying jobs
- Specifically a comprehensive community center
- casey's general store!!!!!!!!!!!!!!
- Non-religious based childcare
- Perhaps government entities should not have a controlling interest in all

of these different things but they should be privately owned and operated.

- We desperately need a new senior center.
- public transportation
- youth arts/humanities summer programs

#16: Please rate the above governmental entities.

- Other
 - All towns in clay county [sic] should get a free trash dump day at the landfill like Clay Center gets.
 - Miss Lori Huber and hope new person does as good for us all
 - Healthcare -EXCELLENT
 - Look at thriving communities and take their best ideas
 - Would like to see County and City work together better!
 - All need refreshing and relooked at. They have gotten stagnant in their ways. Check the box and move on. Nothing fresh and new just old and boring
 - Really only have experience with the education and roads

- Roads in the southern part of Clay County could use some work
- City Police Department needs to concentrate more on drug problem / budget needs to support this or council needs to looks at people in charge of department perhaps and make changes. The same names always reappear in the paper, people don't want to bring businesses to problem towns.
- law need to enforce ALL law's [sic]
- I do not think the Board of Commissioners should be in the business of passing politically-motivated resolutions.
- recreation--needs improvement
- roads in rural areas are in desperate need of someone knowing how to maintain them. When it rains, they are almost impossible to navigate, especially for farmers.

#17: Please prioritize the following governmental entities and how important they are to Clay County.

Entity	Not Important	Moderately Important	Important	Considerably Important	Very Important
Local Fire Department	0.00%	0.76%	20.91%	11.41%	67.30%
Emergency Management	0.38%	6.51%	28.35%	16.86%	48.66%
Emergency Medical Services (EMS)	0.00%	0.00%	18.25%	12.55%	69.96%
Law Enforcement	0.38%	1.52%	21.67%	14.07%	63.12%
Elementary and Secondary Education	0.00%	0.00%	7.60%	13.69%	78.71%
Highways and roads	0.00%	0.38%	29.66%	21.29%	48.67%
County-wide economic development	0.00%	2.28%	26.24%	18.25%	53.23%

Other

- Healthcare -VERY IMPORTANT
- Need small business grants to keep buildings occupied - downtown needs a code to keep it looking better - standard signage and upkeeeep [sic]
- these are all very important to a community much less the county
- More businesses equal more revenue. Recruit!
- We spend quite a lot of money on a [sic] emergency equipment - yet we don't pay our EMS workers minimal

wages? We need to evaluate what the value of what we are asking of our emergency personnel so they quite [sic] leaving for larger departments.

- Did no [sic] approve of economic development backing a business and destroying private homes.
- public health--very important
- this repeats question 16

#18: County-wide Zoning: Are you aware that agriculture is exempt from zoning under the Statutes of the State of Kansas?

- Yes: 30.42%
- No: 69.58%

Other

- my family probably knows this, but I personally am not as aware of these statutes
- Not happy with that at all. Residential pays far more in taxes than farm land. I have no rights living in the country
- Why, [sic]

#19: Taxes

Question	Poor	Improvement Needed	Average	Good	Excellent	N/A
What value do you feel you get for the property taxes you pay?	14.39%	15.15%	45.45%	15.91%	6.44%	2.65%
What value do you feel you get for the sales tax you pay?	12.12%	15.53%	41.67%	21.59%	8.71%	0.38%

#20: If the new Comprehensive Plan is adopted, should Clay County continue this process and eventually develop a new county-wide zoning regulation?

- Yes 12.21%
- No 7.63%
- Depends on the comprehensive plan comes out 59.54%
- Not sure 20.61%

#21: Please rate the following general services.

- Other
 - I don't have enough knowledge to answer intelligently on these.
 - We need a new senior center.
 - Affordable daycare needed
 - recreation and transportation--need improvement
 - this repeats an earlier question

Services	Poor	Improvement Needed	Average	Good	Excellent
Daycare facilities - availability	12.36%	43.63%	30.12%	12.74%	1.93%
Medical facilities	0.38%	3.44%	14.12%	41.98%	40.08%
Senior living	0.77%	11.88%	38.70%	44.06%	4.98%
Nursing care facilities	0.38%	14.18%	43.68%	37.55%	4.60%

#22: Please prioritize the following general services by how important they are to Clay County.

Service	Not Important	Moderately Important	Important	Considerably Important	Very Important
Daycare facilities	0.76%	1.91%	25.95%	12.98%	58.78%
Senior living	0.00%	1.53%	38.31%	19.92%	40.23%
Nursing care facilities	0.00%	1.91%	35.50%	20.99%	41.60%
Medical facilities	0.00%	0.38%	19.08%	11.45%	69.08%

Other

- Low Income Housing is also very important (housing authority taken for granted)
- Medical I go to Manhattan because I don't trust clay [sic] hospitals
- We need a new senior center.
- recreation and transportation--very important
- this repeats an earlier question

#23: Please rate the following housing characteristics.

Question	Poor	Improvement Needed	Average	Good	Excellent
Housing affordability	7.36%	26.74%	46.12%	16.67%	3.49%
Available rental properties	15.06%	43.63%	36.29%	6.18%	0.00%
Units available for purchase	10.51%	33.07%	45.53%	10.12%	0.78%
Housing quality	8.53%	35.66%	44.57%	12.40%	0.00%
Utility affordability	11.33%	27.34%	47.27%	13.28%	1.17%
Quality of Internet and Broadband - rural areas	18.43%	28.24%	21.96%	22.35%	10.59%
Quality of Internet and Broadband - communities	5.47%	17.19%	25.39%	32.03%	20.31%
Water quality in rural areas	6.64%	11.72%	39.06%	32.81%	12.11%
Water availability in rural areas	5.10%	11.76%	41.96%	31.76%	10.59%

Other

- The problem in many places is affordable housing for those with limited income
- Longford has oversold meters for available supply. They need to use some of their reserves to ensure adequate water/dig wells instead of requesting patrons to use less water.
- Broadband within 3 miles east of highway 15 sucks as only thing available is line of sight internet. And it only gets up to 15 megabytes download speed on a good day.
- Clay Center had a reputation of having rundown homes and yards. It's awful and embarrassing in ALL neighborhoods!!!
- Only in areas with Longford water available, others parts of the county could use more availability to rural water districts.

#24: Please prioritize (by how important) the following housing characteristics by how important they are to Clay County.

Service or Business	Not Important	Moderately Important	Important	Considerably Important	Very Important
Housing affordability	0.78%	1.16%	33.72%	17.05%	47.29%
Housing quality	0.39%	1.16%	34.75%	20.46%	43.24%
Add more rental housing in the county	7.75%	15.50%	43.02%	12.40%	22.48%
Build more owner-occupied housing	5.08%	11.33%	47.27%	12.11%	24.61%
Build more Workforce Housing - either rental or owner-occupied	7.00%	19.07%	40.08%	14.01%	19.84%
Quality of Internet and Broadband	0.00%	3.85%	32.69%	16.54%	46.92%
Water quality in rural areas	0.78%	2.33%	34.11%	22.48%	40.70%
Water availability in rural areas	0.78%	1.94%	33.33%	20.93%	43.41%

Other

- Blighted properties in ALL areas of the city need to be addressed and either improved in a timely manner or RAZED in a timely manner.
- Better cell service in parts of Rural Clay County

#25: In your vision for Clay County, should the county regulate/control the amount of new housing/acreages in the rural parts of the county?

- Yes 16.54%
- No 53.08%
- Not sure 30.38%

#26: Does Clay County need to develop specific policies to protect the natural resources and open spaces of the county?

- Yes 55.29%
- No 22.75%
- Not sure 21.96%

#27: Which natural resources need the most attention in order to improve or maintain quality of life in Clay County?

Natural Resource	Not important	Moderately Important	Important	Considerably Important	Very Important	N/A
Woodlands	7.38%	13.52%	43.85%	11.07%	18.44%	5.74%
Wetlands	9.43%	10.66%	43.44%	11.48%	19.67%	5.33%
Prairie	5.33%	9.02%	43.03%	12.30%	26.23%	4.10%
Open space	7.76%	11.43%	44.90%	11.02%	21.22%	3.67%
Park land	4.49%	8.98%	42.86%	13.06%	27.35%	3.27%
Rivers/streams	1.22%	2.85%	35.77%	13.82%	43.09%	3.25%
Lakes	1.21%	5.67%	34.82%	12.55%	42.51%	3.24%
Soils	1.63%	4.49%	35.92%	14.29%	39.59%	4.08%
Other	3.03%	2.27%	31.06%	5.30%	6.06%	52.27%

#28: How beneficial/important will the following be in the future to Clay County? Rank them by how important they are to Clay County.

Natural Resource	Not important	Moderately Important	Important	Very Important	Extremely Important
Tourism	7.53%	17.12%	35.62%	19.86%	22.60%
Arts and cultural activities	10.96%	21.23%	37.67%	17.12%	15.75%
Addressing future drought conditions	2.04%	7.48%	36.73%	19.05%	37.41%
Skilled labor force	0.68%	1.36%	32.65%	31.29%	36.73%
Volunteers	0.69%	6.94%	41.67%	23.61%	29.86%
Protecting groundwater from pollution and/or depletion	0.68%	5.48%	26.03%	19.18%	51.37%
Long-term economic sustainability	0.68%	4.11%	26.03%	26.71%	45.89%
Long-term environmental sustainability	1.39%	8.33%	33.33%	15.28%	45.14%
Maintaining a high level of readiness toward hazards (tornadoes, blizzards, flooding, hazardous waste spills, etc.)	1.36%	6.12%	40.82%	18.37%	36.05%
Developing better leadership for the future	1.39%	5.56%	30.56%	24.31%	41.67%
Agriculture - crops	0.67%	1.33%	22.67%	16.00%	62.00%
Agriculture - livestock (at current levels)	1.34%	1.34%	29.53%	19.46%	51.68%
Agriculture - livestock (increased number of animals and concentration)	11.72%	14.48%	35.86%	18.62%	22.07%
Diversifying crop production	2.05%	10.27%	39.04%	20.55%	31.51%
Oil and gas	5.48%	13.01%	40.41%	17.81%	26.71%
Medical facilities in and around Clay County	0.68%	2.04%	17.01%	22.45%	61.22%
Recreational opportunities in and around Clay County	4.05%	6.76%	38.51%	20.27%	33.11%
Supporting Main Street businesses and industries	1.35%	4.05%	30.41%	25.00%	41.89%
The natural environment	2.04%	8.84%	35.37%	14.97%	41.50%
Local education	1.34%	0.67%	16.11%	25.50%	59.06%
Renewable energy resources - wind	14.86%	16.22%	34.46%	15.54%	21.62%
Renewable energy - solar	13.51%	18.24%	32.43%	13.51%	25.00%
Youth returning to the county in the future	2.03%	2.03%	18.24%	27.03%	54.05%
Daycare	0.68%	3.38%	32.43%	25.68%	41.22%
Workforce housing	3.38%	7.43%	37.84%	23.65%	31.76%
Market rate housing	2.04%	9.52%	41.50%	21.77%	27.89%
Nursing home facilities	1.36%	2.72%	37.41%	25.17%	36.73%
Economic development	1.38%	4.83%	32.41%	26.21%	37.93%
Entrepreneurial programs	1.37%	13.70%	35.62%	25.34%	26.71%
Development of speculative buildings for future economic development opportunities	10.96%	19.18%	31.51%	17.81%	23.29%

Other

- Increases in livestock production need to be driven by local people not outside conglomerates. Natural development needs to have a long term potential and not just hunting.
- Pandemic education; healthier living education;
- We need leadership with the skills & knowledge to be [sic] what needs to be done without letting politics becoming a factor.
- Top priority should be solar and wind for local energy production - lower utilities will bring in business and industry
- Focus on getting people here by taking advantage of the work from home movement. The business activity will follow the people.
- How about becoming better stewards of taxpayers money and work to reduce the tax burden on the average taxpayers and complete this wish list with minimal regulation. Over regulation will cause population to leave not grow
- Any that I put 'not important' I just don't know enough about. Hard to have a skilled labor force when many employers don't pay much or offer good benefits.
- Need for Stand Alone Senior Center to Enhance Quality of Life for Older Population
- Keeping churches and religious activities available
- public transportation--very important

#29: When relation or friends come to visit you, where are the first 3 places you take them in order to show-off Clay County?

- Murals Zoo
- Murals, dexter park [sic] , Milford lake
- Zoo Milford Lake Arboretum
- Java Junkies, Aquatic Park , and Fire Station
- Murals, zoo, manufacturing plants
- Golf Course Schools Parks

- Unique downtown retail, natural environment and Restaurants
- The Zoo, The Mural Movement
- New murals Zoo and parks Swimming pool
- Pool
- 15-24 Brew House, the Zoo, and the Pool
- Zoo, Hospital, Downtown
- We just had people visit from New York and Georgia. They enjoyed the lake, the murals, and the utility park. Also liked the brewhouse.
- The Elks, our backyard, the liquor store.
- Coachlight Restaurant Aquatic Center Zoo Park
- Zoo park Downtown to look at recent paintings on the buildings Drive around the country looking at livestock and crops Farm
- 15-24 Murals My church
- zoo donut shop lake
- zoo, Tasty Pastry, out in country for stars and sunsets
- Zoo, parks, swimming pool, mural movement
- Zoo, arboretum, playground
- Zoo, pool, downtown
- El Puertos, Around town (backroads), Zoo
- Milford Lake, Clay Center Zoo, Down Town
- Utility Park/Zoo, Aquatics Center, Downtown
- Gingers, brew house, downtown businesses
- Zoo Wakefield Arboretum Mural Movement
- Lake, Court House, Medical Center
- Downtown, Clay Center Zoo, Milford Res.
- Murals, restaurants, church
- Murals, hospital, downtown area
- The restaurants. The airport. And that's about it.
- Parks, downtown, resturants [sic]
- Tasty Pastry, even though it's a dump, Java Junkies, Brew house
- The River Pastures/Farm Ponds The Pool
- Murals Zoo Parks
- Utility Park, Country Club, Murals
- Mitford lake, clay center [sic] zoo, our new murals, Ray's Apple Market
- New construction, new businesses
- office
- Rural Clay County, Clay Center highlights (Theatre, murals, downtown), Lake
- Don't usually go out
- downtown area, hospital, murals
- zoo, tasty pastry, square
- Murals, zoo and Brew House
- Utility Park Clay Center Country Club 15 24 Brew House
- Downtown, especially murals. Zoo Beautiful farmground [sic] along Republican river
- Zoo park, Tasty Pastry Bakery, Courthouse Square

- Milford Lake Wakefield Arboretum
- Don't have family or friends that visit me.
- pool
- Lake ,Lake, Lake
- Murals, Zoo, Pool
- Downtown, zoo and swimming pool
- Zoo, Band Shell/Dexter Park, Coachlight Restaurant
- Murals,zoo and park
- NCK Outfitters, Zoo, Milford Lake,
- Clay Center Lake, countryclub [sic] Coach Light Longford
- ZOO MUSUEM BREWERY
- Restaurants
- Murals..new home building . .zoo
- Zoo, farms murals
- down town stores zoo park
- Utility Park, Murals, Milford Lake (around Wakefield)
- Pool, Zoo, Hospital
- The lake, zoo and a good restaurant if we have one at the time
- Zoo, hospital, downtown retail shopping
- Clay Center Parks, El Puerto Restaurant, The Rex and Town Square, Clay Center Aqua Park
- Downtown, pool (if that time of year) and a sit down restaurant
- Nowhere
- Zoo, pool, restaurant
- 15-24, Tasty Pasty and the new Murals
- zoo, parks,murals
- Pool, 15-24 Brew House, Down Town Square
- golf course, zoo, bakery
- Zoo, Downtown, Murals
- 15-24 Brewhouse Java Junkies Happy Hippie
- The Zoo, The Murals, El Puerto
- Mexican Restaurant (ElPuerto) [sic] , Zoo, Lake
- Murals, Zoo,
- Downtown Clay Center and Zoo
- Downtown, the pool, dexter park.
- zoo, murals, Ray's Apple Market, Country club
- Utility/Zoo Park, Longford Restaurant, Murals
- 15 24 brewhouse, to see the murals, my place of business
- I don't as there are no places to show-off Clay Center. The 3 places I frequent the most is the pool, the Dance Company and the Scout Cabins (which need a lot of updating especially since they are a city building).
- See murals, 15-24, zoo
- Pool, murals, movie theater el puertos, brew house
- Downtown Park Brewery
- Downtown, zoo, murals
- Tasty Pastry Zoo Pool
- Zoo, Tasty Pastry, parks
- Utility Park, El Puerto, Idle Hour Bar
- School, aquatic park, murals
- Parks/zoo, restaurants, downtown Clay Center businesses
- The courthouse square, the murals, Milford Lake
- Murals, parks, lake
- Downtown, Zoo/zoo park, Dexter Park
- Zoo, 15/24, Java junkies
- Zoo/pool Murals Schools
- Zoo .. Lake .. Murals
- zoo milford [sic] lake coach light restaurant in Longford
- Coachlght, Tasty Pastry, farm tour
- Brew house, lake
- They all live here
- Zoo, lake parks
- Downtown, zoo park, dexter park
- The murals, zoo and 15/24
- Downtown, El Puerto, schools
- Milford Lake, Clay center zoo, good restaurant
- -Flint Hills along the eastern side of the county - Courthouse square and local businesses - CCMC
- Zoo Pool Murals
- Lake, zoo, restaurants
- Downtown shopping at Ginger's Uptown, Clay Center Country Club and Clay Center Aquatic Center
- Murals local eateries. Zoo at Christmas. Most of our family live here
- Zoo, Lake and usually a Restraunt [sic]
- Brewhouse, safari run, the zoo.
- Zoo, murals, ?
- The River Cropland Pasture
- City pool, el puertos, public schools
- Tasty Pastry, 1524, and Happy Hippie
- Pool,zoo and the courthouse square
- Brewhouse, country club, pool
- Mitford lake, the old Bridge near me. River Bridge off of Broughton rd
- My people all either live around here or were from here originally and keep up with things so there's nothing really to show. We hang out at home or if we go out and about it's usually to Riley county.
- Brewhouse, murals, Gingers
- Restaurants (15-24, Java Junkies, ElPuerto), ball games/schools, murals and the zoo
- Zoo. Murals. Pool.
- downtown Clay Center(shops, square, murals), Milford Lake & Arboretum, drive through the country

- Tasty Pastry, Zoo, Lake
- Murals, zoo, schools
- Nothing comes to mind
- Downtown Clay Center Clay Center Zoo Clay Center Country Club
- Tasty Bakery, Zoo, friends who farm
- Restaurants, Ginger's, Zoo
- Outdoor activities, local restaurants, social gathering places
- Zoo, Pool, Safari Run
- Aquatic Park, Zoo, Murals
- Dexter park 15-24 brew house The zoo
- The pool, lake and the zoo
- Zoo, Restaurants, Murals
- Courthouse, Zoo, Murals
- Courthouse Square, zoo, 15-24 brewhouse
- Tasty Pastry 15 24 El Puerto
- Zoo and the murals around town
- I don't there really is not anything to show off
- Lake, zoo, splash park
- zoo, painted murals, city park
- The zoo, Tasty Pastry, Coachlight
- Usually out of town! It's real sad when you don't have much to show here!
- Murals, Zoo, Tasty Pastry
- Milford lake, clay center [sic] parks, farms
- Clay Center farmers market, Java Junkies, Milford Lake
- Brew house, zoo, murals
- Farm Land, Hospital, 15-24 Brewhouse
- Pool, zoo murals
- Utility Park Schools Pool
- Downtown businesses, pool, parks
- Downtown, zoo, lake
- 1) zoo 2) sporting event 3) safari run
- Milford Lake Murals Beautiful homes
- Zoo, Aborotum [sic] , Dexter Park
- The Zoo possibly pool. The race track needs to be utilized every week that will bring in tons of revenue like bring in IMCA get the track bigger!
- Zoo, parks, Milford lake
- 15/24 (Restaurant - Because it is new and presentable) Downtown business district as a whole - presentation as whole is pleasant. New murals are very welcome addition that I recently and proudly showed my in-laws from out of State.
- Milford Lake 15-24 Brewhouse Murals
- zoo, Milford lake, downtown shopping
- Down town clay center [sic]. Clay County hunting & fishing
- El Puerto, murals, zoo park
- zoo, swimming pool, water plant,
- Murals, local restaurants, zoo park.
- 15-24 brew house, Zoo park, downtown main street
- Downtown
- Murals
- Zoo, hospital, murals
- Java Junkies, 15-24 Brewhouse, Zoo,
- Murals, Zoo, Restaurants
- Country Club; Downtown Businesses and the Murals.
- CC Zoo Main Street Hospital
- Zoo, murals, brew house
- Water Park 1524 The Rex
- Museums, Dining, Parks
- Swimming Pool, Clay Center Zoo, Murals
- Zoo, Pool & Murals
- Zoo - Courthouse - Murals
- Downtown, Restaurant and recreation
- Zoo, murals, lake
- Zoo, parks, medical facilities
- Gingers, Java Junkies, 15-24 Brew House
- 15-24 Brewhouse, The Murals, 5th Street (beautiful old houses)
- hospital, churches, swimming pool,
- Murals, Hospital, Pool, Downtown
- Milford lake, Wakefield park, arboretum
- West hwy [sic] 24 in Clay Center out to the river bridge Downtown to see the murals and courthouse sq To the hospital to show them the health care service
- The Brew House The Zoo The Murals
- Zoo & Murals & Milford Lake Plus People One of Biggest Assets
- Murals, Milford Lake, Clay Center City Pool
- Church, parks, schools
- zoo park 1524 Brew House Key Feeds Mural And... .that's about it... :)
- Murals, downtown establishments (including food), zoo
- zoo bakery rural scenic beauty
- zoo, dexter park, eating place
- 15-24 Brewhouse, Zoo, MainStreet [sic] retail
- Zoo, Pool, Downtown
- The zoo, pool and downtown stores and restaurants
- Schools and recreational; Clay Center downtown/murals/courthouse/Dexter park/; zoo
- none, to go eat, anywhere there is a Casey's General Store, which is in almost every town surrounding Clay Center
- First Presbyterian/Idana Presbyterian Church, 15-24 Brewhouse, Utility Park
- Nowhere
- Downtown Murals Parks/Zoo Hospital

- downtown, el puerto's, murals
- Places unique to Clay Co: 15-24 Brewery/Java Junkies, Utility Zoo Park/Aquatic Park, Downtown Merchants, Etc.
- Schools, parks, murals
- Restaurants (15-24 or ElPuertos [sic] Zoo Farms
- Clay Center Zoo Pool if during the summer time Dexter Park
- One of our local, non-chain restaurants, Utility Park, downtown
- My farm, zoo, parks
- museum, Murals, Ginger's
- 1. zoo 2. Tasty Pastry Bakery 3. Dexter Park
- 1. Murals 2. Downtown. 3. Brewhouse/Bakery
- Zoo, pool, murals
- the murals, utility part, courthouse square
- Courthouse square, murals, church
- Milford Lake Clay Center Water Park Clay Center Zoo
- Zoo, murals,hunting
- aquatic park, Milford Lake, downtown Clay Center(business district)
- restaurants - small towns - Clay Center zoo
- Wheat harvesting Milford Lake Clay County Courthouse Museum
- WE often stay on the farm.
- our farm, our animals in pastures, our locally produced concerts

#30: What is the one thing you would change about Clay County?

- More Amenities, Better promotion of the area.
- Blight in cities. Better planning.
- Quality Education
- Lack of things for the younger generation to enjoy. Add back in an arcade like the old days.
- Restaurants are needed
- Really need a good breakfast cafe and family style restaurant.
- I would love to see our county seat/town Square looking much more spiffy. Does the county have funds to help local merchants with grant money/matching funds to improve their store fronts? Downtown looks unique and quaint, but the removal of awnings has been a detriment to how things look. The upper Windows of many of the downtown businesses could look better. Trashy looking areas should be improved. I personally hate trashy looking liquor stores. I would love to see both of our liquor stores remove the trashy advertising from the exterior of their buildings. This may not be the information you were looking for. But I wasn't sure where else to put it.

- More Afford [sic] and DECENT Housing to Purchase, and much more business's (NEW NEW NEW) that create new jobs in Clay Center.
- More retail diversity
- Community reinvestment, both public and private
- Eating places.
- Clean up run down houses.
- The Kansas nice hypocrisy of acting like they care then talking smack behind people's backs. And the corner across from ebenezer [sic] church.
- Have community center
- Need better rural internet.
- newer homes
- more jobs
- More restaurants so folks would stop while driving through and we'd increase our tax revenue. Wouldn't hurt the locals to have more places to dine as well.
- Homeowners and business owners maintain their property and not be a blight for the neighborhood.
- Nothing love it
- Local government should be more interested in supporting child care; more workers would come here if quality child-care was more widely available.
- More money given to the youth programs (4-H, FFA, FCLA, etc)
- More focus on renewable energy and sustainable agriculture as the effects of climate change become more prominent.
- Long-range planning
- Bad Attitude of a lot of folks
- Lower property taxes
- Lack of diverse restaurants in Clay Center
- Lower utility costs
- Stricter enforcement of blighted property ordinances, because there are properties in ALL areas of the city and absolutely nothing is being done; it is up to neighboring property owners to file a complaint and get the process started, this should not be handled this way.
- Having more exciting things to do. Like the bowling alley was fun.
- Can't think of anything.
- Rural Internet capabilities, more eating establishments, rec center
- Better and more reliable "Rural" internet capabilities!
- Some road conditions
- More restaurant choices
- Work more together, combine share resources, common goals, need a community center

- pickle ball indoor walking track sports courts to host more local youth sports and bring people to town
- Combine city and county law enforcement
- not sure
- Economic development in small towns
- Apathy in too much of the population. Care more about themselves than the community in many cases
- not sure
- The entrance signs and better promoting of Clay County
- Sales tax is too high
- Not here long enough, but maybe the hardest openness of folks to change
- City and county officials who actually want to make a difference. Too many elected officials don't have the knowledge nor drive to actually do what needs to be done to develop and grow a thriving community.
- People who run the county !!
- Don't know.
- Quality, standardized signage - go to any vibrant well ran community and it's easy to find the main attractions because there is plenty of good signs pointing the way. zoo, park, pool, library, shopping - not just one sign on the highway, get them from 4 directions - don't assume everyone has lived here their whole life - they haven't.
- Leadership
- Would love to see a recreation center!!
- More user friendly PU policies
- Better streets in town, more restaurants & adding another convenience store out west of town (not a Leiszler owned business ex: Caseys [sic], Kwik Shop)
- Better sit down restaurants for families
- The curb appearance of the first two buildings on Highway 15 at the south end of town both east and west side of Highway 15. I would build a badass welcome to play center huge structural
- More financial support for start ups
- Everything shuts down 4-5Pm [sic]
- More daycares..
- More industry [sic]
- staying loyal to home town stores
- Sales Taxes
- New Rec Facility
- Livestock being to close to a neighbor or city!!!!
- The economic divide
- Take care of old empty buildings...keep our town alive and growing!
- Elected Officials
- Having the local people give new business owners a better chance in selling them their product instead of just assuming things because of the name staying the Same!
- More open to new people. Even though locals don't think they are, It is still pretty cliquey. It starts in the schools and works itself into sports and other clubs.
- ability of departments/groups to work collaboratively [sic]
- Lower taxes
- The higher rates on utilities and property taxes for businesses. It is counter-productive to charge what they do for these. Makes it very hard to operate profitably.
- Rail availability
- Make better use (getting business) of hi speed internet, high water quality, and ability to produce electricity.
- Develop toward Manhattan. Getting housing that direction will increase the tax base for the county
- Tax rate
- We need new County Commissioners
- Government
- Embracing renewable energy potential in the County.
- Add a family Recreational facility. Like a YMCA that provides childcare and different classes for all ages.
- work more together, make a list of projects prioritize them and everyone focus on the projects one at a time not so fragmented and take a long time to get projects done. Really need a community center with more exercise opportunities for winter. Walking track something similar to Abilene or Marysville high school gym
- We need better paying jobs to attract younger people to stay here.
- I would love to see more choices of restaurants
- Better restaurants
- Eliminate east side trailer park and many houses that should not be lived in
- Fix run down houses or demolish them.
- More to do
- variety of restaurants
- Stop seeking tax increase. By raising taxes, or searching property looking for more to tax.
- Not sure
- Lower property taxes.
- Lower the sales tax
- Less drugs
- I wish our jobs paid more money.
- More daycare options for young families

- More restaurants
- I would encourage businesses to come together to support community-building events/programs, which in turn might help the community remember those businesses when they require goods and services. I would also encourage more diverse businesses to come to Clay, so as to offer more of what people need so they don't have to go out of the community or even online for the things they need. Clay county [sic] does a fairly good job of this already, but it will be even more important as the world continues to rely of the pseudo-community [sic] of the internet.
- The price of items/food so people shop local and put tax dollars back into our county
- Better job opportunities
- Shopping (miss our Shopko type store) and kids clothing
- encourage more business highlight smaller towns in the county
- Emergency management director
- Clean up runned [sic] down housing and properties
- The wages
- Lower commercial taxes
- Our older leaders of the community that are hard pressed to change for the better and for the next generation.
- Better variety of restaurants.
- Working to help our impoverished humans to thrive in our community
- More restaurants, more higher wages to attract younger people.
- The community needs to be more forward looking and think of ways to bring local youths back to settle down in clay county [sic] instead of moving away to larger cities. More specifically, more jobs outside of agriculture that can entice those who grew up here to come back after school or college.
- More restaurants
- Availability of high paying jobs
- New county commissioners, help grow businesses, help recruit workers
- Try to attract a business that would spray county roads for dust. Keystone did it when they were working here. Had someone available next year but that was all. Thinking this would be something the county road department could take on. Could be a money maker.
- More family activity centers like a YMCA, indoor Waterpark etc.
- Quit being so determined to hire an EGD director from the community. Open it up and find **SOMEONE** that will fight to bring in outside business. Don't be so narrow minded and only hire from within. We have many "outsiders" in our community that have made this home and contribute greatly.
- Equal distribution of government services to all regions of the county
- More to do recreationally
- More activies [sic] for young adults
- Up date all oarks [sic]
- Need more attractions. Art is great but we need something for those people to do inside the city limits.
- The mill levy
- Lower sales tax and more child care. That's two things-oops!
- I would add a rec center/community center
- Add some sort of a river trail along the Republican River for added tourism.
- greater partnership between the county and communities for development and growth
- Lower property taxes
- Availability of children's clothes
- Need things for high school kids to get involved in outside of school/church.
- Blighted properties. This is something that is serious. Nothing is being done. It's time to challenge owners of properties to adequately maintain or tear them down!!!! Downtown and residential!!!! PLEASE!!!! It's embarrassing!!!
- Sales taxes
- Additional shopping options
- How it is not diverse.
- Add a recreation center
- Food delivery available
- ?
- Clean up houses and yards
- Keep more young people here. Get people working!!
- Needs high-speed internet options for rural areas that Twin Valley and Eaglecom [sic] don't reach.
- More restaurants
- Affordable housing for lower income families
- Nothing to draw people here.
- More advertisement for the businesses in the smaller communities. Highlight their activities more.
- 9.5% tax is way to high for a small community
- I would like to see downtown Longford receive grants or donations in order to improve current or future businesses. It would also be so wonderful to see the mural on the post office touched up to bring it back to life! A mural movement is just focused on Clay Center and it

would be great if some smaller communities got involved too!

- High price of living in such a small town!
- High speed internet for all rural residents.
- Lower property taxes
- Needs to embrace new change
- Restore downtown
- More Retail Businesses
- Stop the drug trade
- Educating the public about trauma informed practices/supporting people who are living in poverty
- Clean up specific neighborhoods
- Restaraunts [sic], car wash needed.
- Add a community center like Manhattan has at the schools with access to the public - large enough to host large sport events.
- Do more to help with the Bluegreen algae in Milford Lake.
- Have the pool open more hours/days.
- Adjust pricing to make it more affordable to live and make sure no gouging of the fuel prices like short stop does!
- Term limits on elected officials
- We don't "present" Clay Center out lying business districts very well at times it seems - we often hear about the downtown businesses but wondering about the outlying businesses and what they offer? As for a "change" I would try to bring a spring festival to town we have a fall festival (for economics) this brings people and money to town but we need to expand this and try to do as much as can and then exploit what we have to offer during that time - have a EDG booth set up every time to show those visiting what we actually have to offer or have the EDG go out and recruit people to move here ask yourselves "why would they move here now?"
- Better selection of Restaurants - sports bar - places to eat open on Sunday and Monday
- drug culture
- A large portion of female teens feel threatened by inappropriate interactions with male police force.
- More things to do and places to eat.
- Food tax!
- The food options
- Politics needs to move away from extreme conservative and become more accepting of everyone, regardless of race, religion, sexual orientation, and political party.
- More housing for retirement folks, apartments, duplex, so could downsize and be comfortable.
- More people for more jobs
- We need daycare to recruit and retain young families in order to grow our communities and schools.
- More restaurant options. Places to have a lunch on Sundays.
- Improving the attitude of the general population about being forward thinking. For example the Short Stop opposition that occurred didn't seem to have the long term economic success of the county as a priority. Things have to keep improving in order for our community to continue to be vibrant.
- Have more activities downtown for adults and children
- Better retail opportunities.
- Not sure
- Stop small town gossip!
- Add a restaurant.
- County & City Government & Taxes
- No change, add more good paying jobs.
- Commissioners, housing, business growth, daycare, roads, resources for out lying communities
- More retailers
- Better housing
- I would love for other food trucks to come to town and have "Food Trucks at the Square." Invite other trucks to Clay Center instead of just letting trucks from Clay Center set up. I understand supporting local business, but food trucks have a following that may bring people to our community. It would be a blast to have food trucks, live music, and activities for the kids on a weekend evening.
- have folks clean up their alley
- County leadership
- Let people know Wakefield is in Clay county [sic]
- Requiring 5 acres for a house if the house is on a rural water system is an unnecessary requirement. Riley County requires a much larger requirement to reduce farmland encroachment, but instead has divided farms worse and made rural land only available to high end individuals pushing house growth to Potawatony [sic] County. This one item reduces rural house developments.
- Saturday Hours of downtown businesses. If you plan a trip to Clay Center and you get here after 1pm on Saturday NOTHING is open other than food places
- Need to reunite bond between Wakefield & Clay Center. They could work together with the lake & wetlands to enhance the economic values of Clay County. Missing an opportunity.

- More things to do or amenities.
- Downtown parking
- We need better paying jobs with better benefits
- We need access to an indoor exercise pool. The hospital seems unable/unwilling to keep their pool in working order, and it really isn't big enough for lap swimming or larger groups of exercisers.
- more restaurants
- the un seen homeless people , more easy access to people in need
- affordable housing options
- Daycare availability & Recreational activities for youth
- I would love to see more restaurants and retail stores downtown.
- put in a community center large enough to host senior center, multiple gyms, indoor field for soccer, baseball, gymnastics, or other activities, indoor track, rooms for yoga and other exercise activities, and an indoor pool
- have most downtown business's have the same type awning's ... would draw people to Clay just as the Mural's are doing now..
- Better opportunity for high school-out of college age people
- Lack of diversity/culture
- Quality of residential streets, but it is getting much better!
- Better police/sheriff staff
- A bit more outdoor recreation options: Hiking & Off-Road Trails
- Right now we need more housing.
- More restaurant options
- Lets get more things here. We have had the same two grocery stores here for years, why not a WALMART? Better places to eat that are affordable.
- More walking trails, more things for youth who don't like sports
- I would change the "good old boys" club. Look at what is needed and wanted by the majority instead of what a few "friends" think and want. Too many of the same people are on the committees, boards, etc.
- to have a nice family style place to eat that is not just Mexican food. That is open in the evenings and on Sunday's after church.
- I think our sales tax is a little too high for the size of our community.
- Terms on the Economic Development Board positions.
- Drugs and alcohol are to readily available to minors
- We are not politically diverse. Narrow-minded partisans stifle healthy political discourse and do so with glee.
- Extreme conservatism
- eliminating bushy scrubs/cedars/ trees along rural highways - they harbor deer that can dash out in front of vehicles & cause accidents
- More manufacturing
- Build a recreation center for people of all ages, including seniors
- pay for teachers is low compared to surrounding districts
- Township dirt roads become grass covered or maintained rock covered to help avoid segmentation runoff.
- I would like to see Clay County people become more multi-cultural aware and understanding of other cultures.
- much more emphasis on arts for all ages, especially outside of the public school system which is only interested in sports

#31: Please give us 1 or 2 words that describes your vision of Clay County in the next 10 to 20 years.

- Thriving, Competitive
- Growing
- Welcoming
- Welcoming
- Growth. Quality employment
- Small town feel with big city amenities.
- Quaint but vibrant
- STAGNIT [sic] (If it continues to remain the same). IF NOT (Great Bedroom Community - SAFE)
- Vibrant Caring
- Fantastic!
- More youth returning to clay center
- growth
- Growth
- Meth ghetto
- Welcoming Inviting
- More growth with business. Kids returning to small town living
- People flee to Clay from the big cities controlled by bad policies and defunded police
- job opritunity [sic]
- safe, wholesome, progressive
- Great place to raise your family
- To stay on top of changes
- hopeful
- Growing
- Becoming more like western KS.

- Forward philosophy
- peaceful and safe
- Growth
- stuck in tradition
- Progression & revitalization
- progressive; welcoming
- Colorful, exciting
- Tourists
- Progressive, vision, youth
- Thriving
- Appealing Welcoming
- Opportunistic, NBAF, Bright
- Hopefully better
- rural hub
- Support and growth
- Not much will probably change. Another good round of planning but action to make the plan happen we'll probably fall short
- livable and vibrant
- adaptive progressive
- Tourist destination
- Same as now
- Hopeful full of hope
- friendly & thriving
- Not sure
- Shrinking.
- Progressive growth
- improvements
- Progressive
- Friendly & inviting
- Growing older
- Growth
- If you're not growing and building the community your [sic] drying up.
- Thriving
- Gradually better
- Continued growth
- growth
- will move
- Sustainable Growth
- Hopefully growing
- The best small town in Kansas!
- economic growth
- Growth
- ever higher taxes
- Prosperous, Community
- Booming
- Declining businesses because of cost of doing business and lack of space available.
- economic stabilization
- business hub
- Forward Thinking
- Revitalization of the downtown area.
- Growth
- Growing
- Quality of Life
- Beautify and strong
- Potential, vibrant a lot going for us
- growth - or death
- Small town feel
- Hopefully not run down
- Old population
- Family and community
- Diversity and acceptance
- Great place to raise children
- Peace
- Growth
- Little change
- More restaurants
- Growth
- Thriving
- Optimism, community
- Thriving businesses
- Growing roots
- Slow fade
- Same as today
- Growth
- growth
- Economic stability
- Growing entrepreneurial
- Progressive
- Growth
- Diverse and welcoming
- Hopeful
- Grow Sustain
- Positive growth
- Diversity Growth
- Progressive Unique
- Job expansion
- Innovative
- Maintaining main street.
- Family focused
- Progressive. Family-friendly
- Let's hope they never close Ft Riley
- More shops and restaurants—but still small hometown feel
- Growing
- Youth and growth
- Bring in a couple of quality sit down restaurants to town. But first have to find quality employees. Which currently clay county [sic] is very short of. So other than a one person food truck that is about all we going be able to get here with a out of county employee.
- Growing but still 'small town'
- Creative with opportunity
- Recreation. Tourism.
- economic growth

- Thriving
- Increased number of young families
- Progressive
- Progressive. Visionary.
- New family restaurant, tech center
- Growth and Improvement
- Family Community
- Diversify
- Prospering
- Midage [sic] nightlife
- Opportunities family.
- Hopeful
- Going strong!!
- Growing
- Proud
- Good communities
- better job opportunities, continued support for the zoo, lower taxes
- Home, Quaint
- More businesses(bigger) [sic] lower tax rates, lower gas prices, lower utilities and much better roads!
- Growth oriented
- Increase post secondary education readiness, supporting local business with matching grants for improvements. Increasing telecommunication opportunities.
- A newly revived rural community.
- Growth
- GROWTH!
- More retail stores to grow commerce
- Inclusive
- Economic growth
- Continued growth and hosting of events - doing a better job of having businesses open available during events being hosted.
- Progressive
- Home
- It's looking better just need more businesses brought in and not like Wal-Mart
- Progressive
- Same or Better (choice is yours)
- thriving
- Small town feel
- Evolving, welcoming
- good
- Safe, friendly.
- Evolving
- Growth
- Acceptance Progressive
- Continue growth
- Sustainable growth
- Growing. Thriving.
- Resurgence
- Growth
- Sustainable growth.
- Maintaining growth in business and education
- Youth leaders
- Going down hill, due to high taxes, and lack of higher paying industrial type jobs
- Potential
- Growth and expansion
- Progress
- Progressive
- Gorgeous Inviting
- stable
- New blood will sustain
- Needs young people
- Diverse easy living.
- Growth Developed
- Forward positive plans.
- quaint yet vibrant
- Growing. Community togetherness
- More economic development
- Thriving
- upkeep progression
- Sustainable People
- Grow
- More opportunities!
- More focused on what is needed for future generations rather than what past generations felt was an appropriate taxing limit
- losing population
- Business growth
- 21st century
- Exciting Growth
- retirement, small town living
- Raising Families
- I think we will maintain population or grow.
- Family Oriented
- SAME OL SAME OL [sic]
- Increase population
- Charm and Uniqueness. I would hope that Clay County would maintain it's charm and uniqueness without destroying it's past.
- Progress, friendly small town
- expanding
- a Youth Movement is underway across many of our leadership roles in Clay Center & Clay County. New fresh ideas and visions are taking shape.
- A place for all ages and stages
- Good
- People thinking about world issues as racism
- a place where families can live comfortably and safely, with opportunities for recreation and education, where faith and family are priorities
- Some growth by maybe 10% tops .

- focus on improved quality of life
- agricultural community -
- Better multi cultural environment.
- More open minded
- less people on drugs/alcohol [sic] and stealing, more jobs for youth, way more cultural opportunities

#32: How important are the following cultural resources to you?

Natural Resource	Not important	Moderately Important	Important	Considerably Important	Very Important	N/A
Historic preservation, historic structures and museums	6.33%	11.81%	37.97%	12.24%	30.80%	0.84%
Libraries	3.80%	8.86%	35.02%	14.77%	37.55%	0.00%
Community events and festivals	0.00%	2.10%	22.69%	17.65%	55.88%	1.68%
Performing arts facilities	4.62%	14.29%	39.08%	16.81%	24.37%	0.84%
Art galleries, studios and related facilities	12.24%	24.05%	33.33%	14.35%	13.92%	2.11%
Community centers	2.55%	7.66%	29.79%	14.89%	42.55%	2.55%
Welcoming atmosphere for diverse cultures	3.81%	9.32%	21.19%	13.14%	48.73%	3.81%
Places of faith	5.06%	5.91%	19.41%	12.24%	53.16%	4.22%
Sports facilities and events	3.38%	7.17%	30.38%	18.57%	37.55%	2.95%

#33: As the county continues to change, maintaining Clay County's rural character and small town feel is important to the future of Clay County.

• Strongly agree:	61.67%	• Disagree:	5.00%
• Agree:	24.17%	• Strongly disagree:	2.92%
• Neither agree nor disagree:	6.25%	• N/A:	0.00%

#34: In your vision of Clay County, should the county encourage more renewable energy sources such as solar and/or wind?

Energy Source	Do not encourage or allow	Allow but do not encourage	Allow in Clay County	Encourage growth of these industries in Clay County	Promote this type of energy	N/A
Wind turbines - commercial grade	12.34%	20.85%	20.85%	26.81%	17.45%	1.70%
Wind turbines - individual use	6.78%	23.31%	32.20%	18.64%	16.95%	2.12%
Solar panels - commercial grade	4.70%	16.24%	27.35%	29.06%	21.79%	0.85%
Solar panels - individual use	2.53%	16.03%	28.69%	26.16%	25.74%	0.84%
Geothermal energy	1.28%	12.77%	34.47%	24.26%	22.13%	5.11%

Project Website

A special project website was established for the Clay County comprehensive plan. The project website served as a means to notify people about the survey and to provide another medium for people to ask questions. In addition, the project website provided a location to upload links to parts of the comprehensive plan as they were completed and reviewed.

Town Hall Meetings

The town hall meetings, all held at the Clay Center United Methodist Church, were a large part of the county-wide engagement process undertaken during the project timeline. The public meetings were held on:

- June 8, 2021 at 6:00 PM
- September 1, 2021 at 6:00 PM
- November 15th, 2021 at 6:00 PM

First Town Hall Meeting Results

The first town hall meeting was formatted so the planning team may gather strengths, weaknesses, opportunities, and threats identified by attendees. The meeting began with the planning team setting expectations with the steering committee. The following list describes what was discussed by attendees.

- Steering Committee Expectations
 - "Very high"
 - Guide for transportation going into November 2021 federal funding deadlines
 - Update future land use plan for 2042
 - Address transit areas
 - Provide guidance on new technology (solar/wind)
 - Protect farmland to preserve character and industrial assets
 - Look to encourage housing in areas that can support it (currently 5 acre minimum)
 - Address quality of life
 - Recreation
 - Sewer services
 - Amenities
 - Housing, housing, housing
 - Take advantage of new farms and attract more
 - Promote technology & recreation and medical facilities
 - Need to address/support senior center

- plan
- Review ETJ's and set up good discussions
- Include flood zone/plan as part of land use plan

Strengths

- Accomplishing goals and working together
- Collaboration between City and County
- Local organizations
- Rotary Club, Lions Club
- Waterpark in Clay Center
- Healthcare
- Hospital, in particular the medical staff
- 3 senior care facilities
- Home care assistance
- Skilled/specialized healthcare services at hospital, such as wound care
- There is draw statewide for these services
- Elderly care/housing
- High speed internet access (also a weakness)
- Quality of life
- Outdoor activities
- Milford Lake
- Hunting
- Fishing, especially at Milford Lake
- Parks and recreation
- Wakefield's County Park
- Education
- Active and supporting community
- Clay Center Zoo
- Growth of young professional population
- People moving back
- Churches are very active in the communities
- Location
- Easy access on major highways (US-24 and KS-highways)
- Courthouse in Clay Center
- Additionally, the Courthouse Square and Downtown is very active
- Local businesses are supported well
- City and County leadership
- Bringing in adjacent counties business
- Regional economic draw (further identified in Opportunities)
- Murals
- "A Mural Movement" in Clay Center
- People of Clay County have a lot of pride in Clay County
- Clay County's amenities and what the

County has to offer

- Banks
- Housing
- Self-sufficiency
- Businesses helping each other
- Rock Quarry
- Safety/low crime
- Law enforcement collaboration
- 4H and Kansas State University Extension Office
- Radio stations
- Movie theater
- National Guard facilities
- Regional and City utilities

Weaknesses

- Business transitions, succession planning
- Loss of Shopko on west side of Clay Center
- The services and goods received from Shopko have not been replaced
- Housing
- "Help Wanted"
- Accessibility to mental health, drug crisis facilities
- Radon testing requirements in rentals are very lax
- Poor internet service
- Poor phone connectivity (cell phones)
- Loss of local/family-owned restaurants
- Tied to succession planning

Opportunities

- High speed internet/broadband
- Capitalizing on new trend of e-commerce, Amazon, online shopping
- Marketing and promoting Milford Lake
- Marketing and promoting state hunting property
- Keeping \$\$\$ local
- Shop Where I Live
- Capitalizing on trends emerging post-pandemic like work-from-home and e-commerce
- There is currently a lack of housing for people who work-from-home. Providing an environment for this crowd is a big opportunity
- Regional economic draw
- Shoppers come in from neighboring counties like Washington or rural Riley County to shop in Clay Center
- Arts and economic draw, especially with the new mural program in Clay Center
- Housing

- Hotels
- Fishing tournaments at Milford Lake are a huge draw, but there is nowhere to stay in Wakefield
- Infrastructure capacity
- Protecting the watershed from stormwater runoff, agricultural runoff
- Creating a balanced energy portfolio
- Wind farms/energy
- Solar farms/energy
- Rehabilitation of buildings and cleaning up property in cities and unincorporated areas
- Tourism
- "A Mural Movement Experience" in Clay Center
- Utilizing increased property taxes on the Keystone Pipeline

Threats

- 30x30 (written down immediately to clear the air)
- Big box stores like Walmart disrupting local businesses
- Lack of housing for prospective residents
- High unemployment
- The Biden Administration
- Fear of federal overreach, as well as the Keystone XL Pipeline being shut down
- Severe weather patterns
- Farm ponds are not designed to take on as much as water as they are now (8 in/hr)
- Increase of water impacts dams
- E-commerce impacting local small businesses
- Renewable energy – commercial grade
- Biden's Capital Gains impact on Ag Land
- Radon in existing homes
- Inflation
- Land value increases due to outside organizations buying hunting ground

Goals and Policies

Planning for the future land uses of the county is an ongoing process of goal setting and problem solving aimed at encouraging and creating a county with a better quality of life. Planning focuses upon ways of solving existing problems within the county, and providing a management tool enabling Clay County citizens to achieve their vision for the future.

Visioning is a process of evaluating present conditions, identifying problem areas, and bringing about consensus on how to overcome existing problems and manage change. By determining Clay County's vision, the county can decide where it wants to be in the future and then develop a "road map" guiding decisions of the county. The residents of Clay County must also act or implement the necessary steps involved in achieving this "vision".

The Clay County Comprehensive Plan provides a broadly painted picture for the county's future. The desired future conditions provide guidance for land use decisions and other actions, both public and private that collectively will determine the future of the county.

Change is continuous, therefore Clay County must decide specific criteria that will be used to judge and manage change. Instead of reacting to development pressures after the fact, the County along with their strategic vision, can better reinforce the desired changes, and discourage negative impacts that may undermine the vision. A shared vision allows Clay County to focus its diverse energies and minimize conflicts in the present, and in the future.

A key component of a comprehensive plan is the goals and policies. The issues and concerns of the citizens are developed into a vision. The vision statement can then be further delineated and translated into action statements and/or policies, used to guide, direct, and base decisions for future growth, development, and change within Clay County. Clay County's goals and policies attempt to address various issues regarding the questions of "how" to plan for the future.

Goals are desires, necessities and issues to be attained in the future. A goal should be established in a manner that allows it to be accomplished. Goals are the end-state of a desired outcome. Goals also play a factor in the establishment of policies within a county. In order to attain certain goals and/or policies within county government, they may need to be modified or changed from time to time. **Policies** are measurable, definable steps that lead to the eventual completion of the goal. They are specific statements of principle or actions that imply a direction that needs to be undertaken.

These policies will synthesize the information from the goals, as well as the responses from the participants of the various input processes. Policies play an important role in the comprehensive plan because they direct the different actions that will need to be taken to meet the goals. It is important for counties to establish their goals and policies in a manner allowing for both long-term and short-term accomplishments. The short-term goals and policies serve several functions:

- Allow for immediate feedback and success, which fuels the desire to achieve additional goals and better policies;
- Allow for the distribution of resources over time thus assuring a balanced use of public investment, and;
- Establish certain policies that need to be followed before the long-term goals can be accomplished.

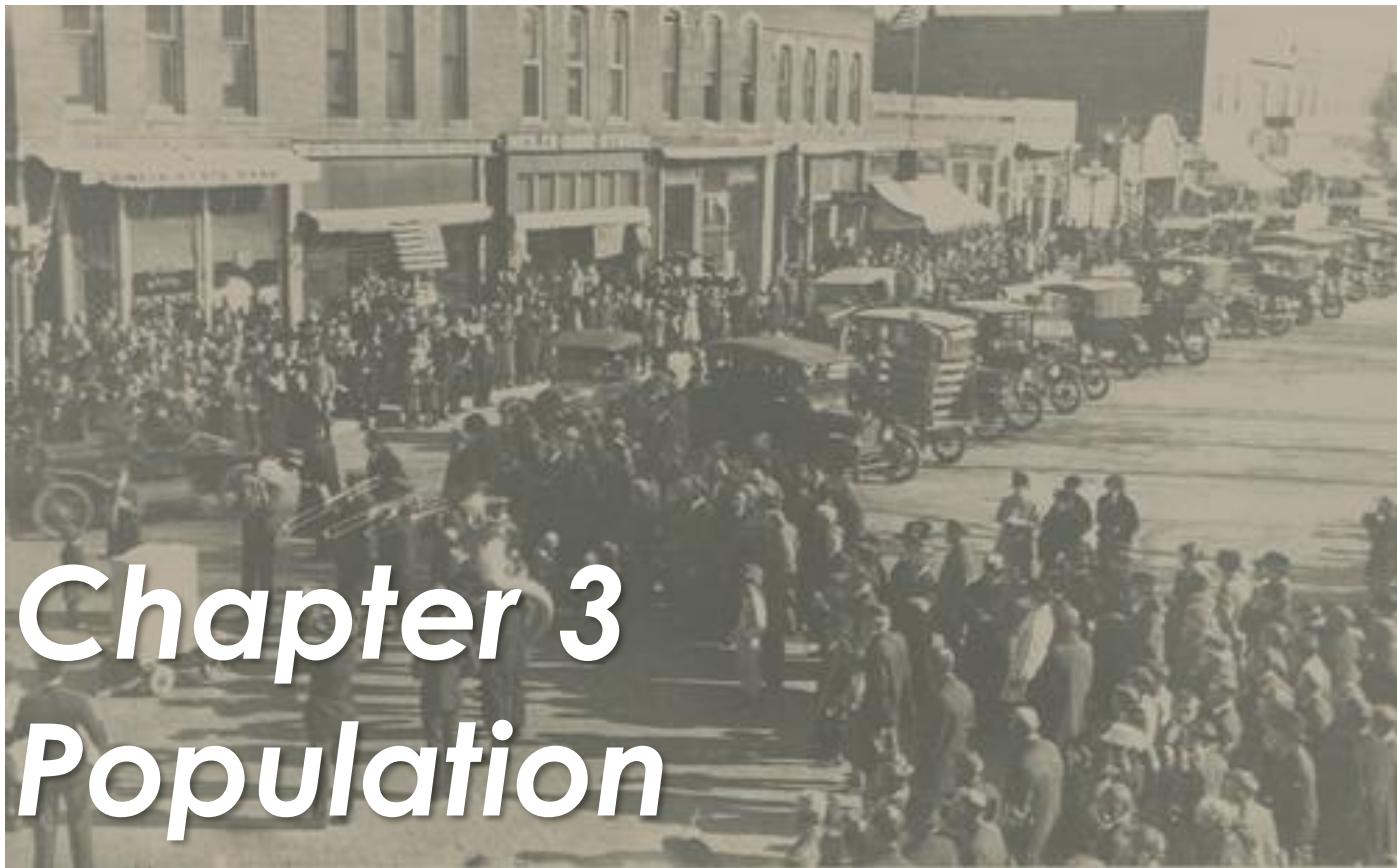
Clay County Vision and the Plan

The Clay County Comprehensive Plan provides a broadly painted picture for the county's future. The vision statements and goals describing the desired future conditions provide guidance for land use decisions and other actions, both public and private that collectively will determine the future of Clay County.

The Clay County plan is designed to maintain and enhance the health, safety, and welfare of the county during times of change, to promote ideals and values as changes occur, and to meet the needs of today without sacrificing the ability of future generations to meet their needs. The plan acknowledges the importance of the connections between economic, environmental, and social components of the county. The plan is a combination of practicality and vision, and provides guidelines for sustaining the rich fabric of Clay County.

*Vision without action is merely a dream
Action without vision is just passing time
Vision with action can change the world
Joel Barker*

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Chapter 3

Population

Population

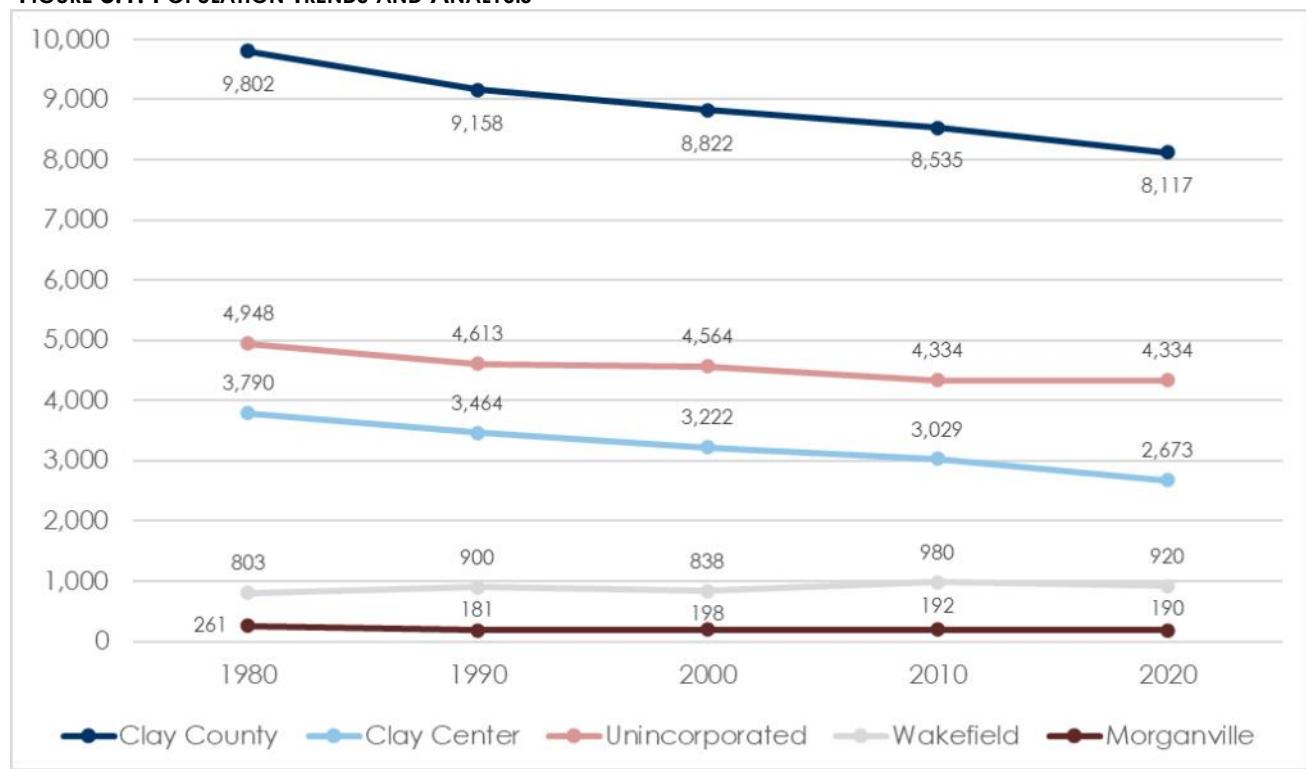
Population is the major catalyst driving everything in a municipality or a county including housing, local employment, economies, and fiscal stability. It is critical to understand how past population trends when applied to the future impact the overall area. Clay County needs to understand where the county has been, where it is currently, and where it appears to be going.

Understanding the historic populations aids in identifying where the population may go in the future as well as determining potential impacts on future housing, retail, medical services/needs, employment, and educational needs within Clay County. In addition, when future populations appear to be declining, it provides a benchmark from which to direct and gauge economic development activities.

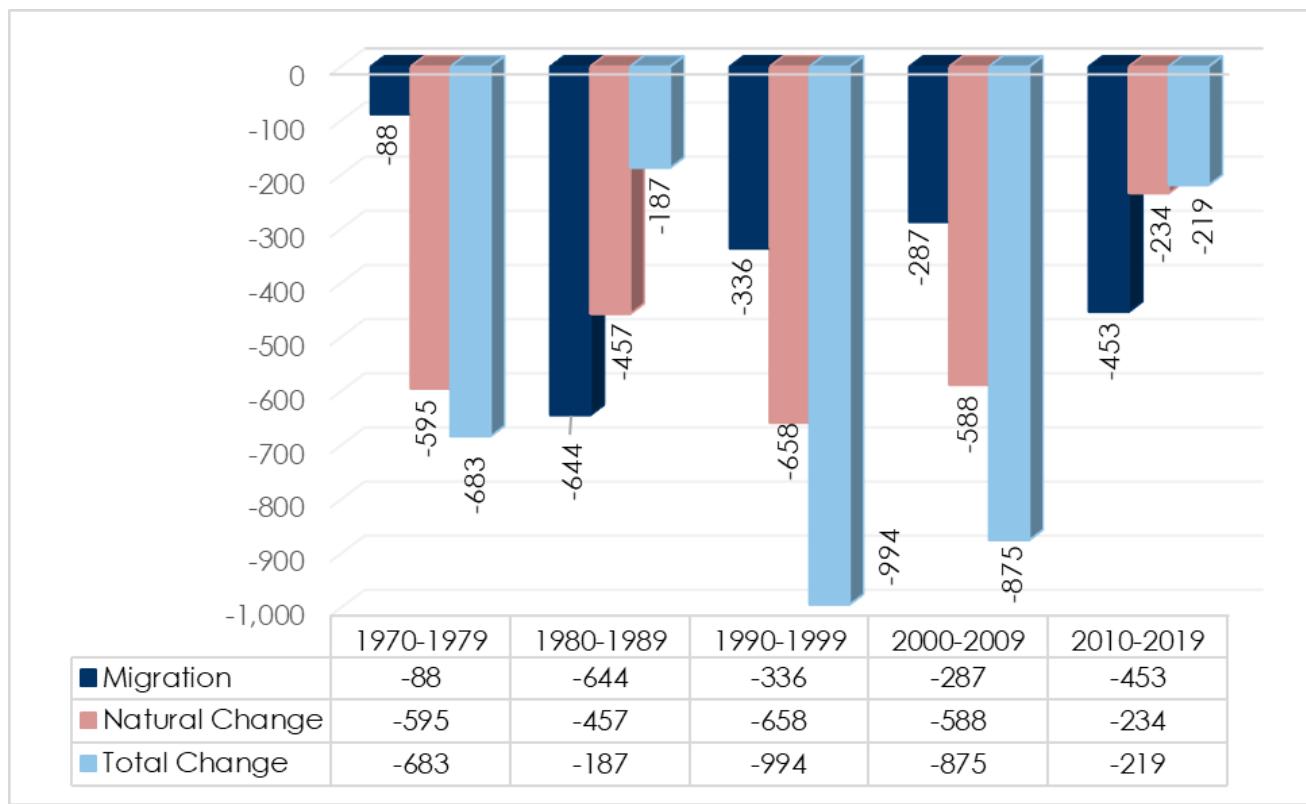
Projections provide an estimate for the county to base future land use and development decisions. However, population projections are only estimates and unforeseen factors may affect projections significantly.

Population Trends and Analysis

Since 1980, Clay County has seen a steady decline in population. From 1980 to 2020, the county's population decreased by 17.2%, with the largest decrease happening between 1980 and 1990. This is due in large part to a decline in population in its largest community, Clay Center. Clay Center decreased in population by 29.5% between 1980 and 2020. The county also saw significant losses in the smaller cities of Morganville, Vining, Green, Oak Hill, Clifton, and Longford (the latter five of which are not shown in Figure 3.1). Wakefield has grown unlike the other cities; since 1980 Wakefield has seen growth of 14.5%. In the unincorporated areas of the county there is also data that those populations are declining and have been since 1980 (12.4% decrease). Overall, Clay County has not seen any growth since 1980.

FIGURE 3.1: POPULATION TRENDS AND ANALYSIS


Source: U.S. Census Bureau 1980-2010; ESRI Business Analyst 2020

FIGURE 3.2: MIGRATION ANALYSIS


Source: U.S. Census Bureau 2000 and 2010; and Kansas Vital Statistics

Migration Analysis

Migration Analysis is a tool which allows the county to understand critical dynamics of the population shifts. Total Migration indicates the population size migrating in or out of the county over a given period of time.

Figure 3.2 indicates the overall population change countywide, as well as the two key components of population change - migration and natural change.

Figure 3.2 reflects data shown in Figure 3.1; the total change and natural changes were both negative numbers throughout the time period. The total change being negative in every decade can be contributed to more deaths than births occurring in the county. The highest total change seen during the time period was between 1990-1999, during which the county lost 994 people.

Age Structure Analysis

Age structure is another important component of population analysis. By analyzing age structure, one can determine a key dynamic affecting the population of Clay County.

Each age group affects the population in a number of different ways. For example, the existence of large younger age groups (20-44 years) means there is a greater ability to sustain future population growth compared to large older age groups. Understanding what is happening within the age groups of the county's population is necessary to effectively plan for the future.

Table 3.1 contains the age group structure for Clay County in 2010 and 2020. The examination of age structure provides an understanding of where some of the population shifts are occurring. These data allow for a better understanding of what could occur in the future. Reviewing population in this manner permits a detailed analysis of which specific groups are moving in and out of the county. Negative changes in a group indicate out-migration or a combination of out-migration and deaths.

Clay County saw growth in six age groups. Both the 0-4 and 5-9 groups are usually an increase, since these individuals were not alive for the 2010 Census. Other than these groups, the age groups that saw an increase were the 10-14, 30-34, 35-39, and 40-44 age groups. Overall, there was an increase of 220 persons in these four age groups.

There were eight age groups from 2010 that declined by 2020. The group with the greatest loss was the 55-64 & older age group, which lost 374 persons. The second greatest losses were seen in the 85 & older age group. These losses can be attributed to two causes: 1) people moving on after 75 years to other communities and senior care facilities, or 2) a dying population base. The latter is likely the largest reason since between 2010 and 2020 there were 1,031 resident deaths in Clay County. Overall, Clay County needs to determine what is driving the out-migration and focus some of its economic development efforts on reversing this trend.

Median Age

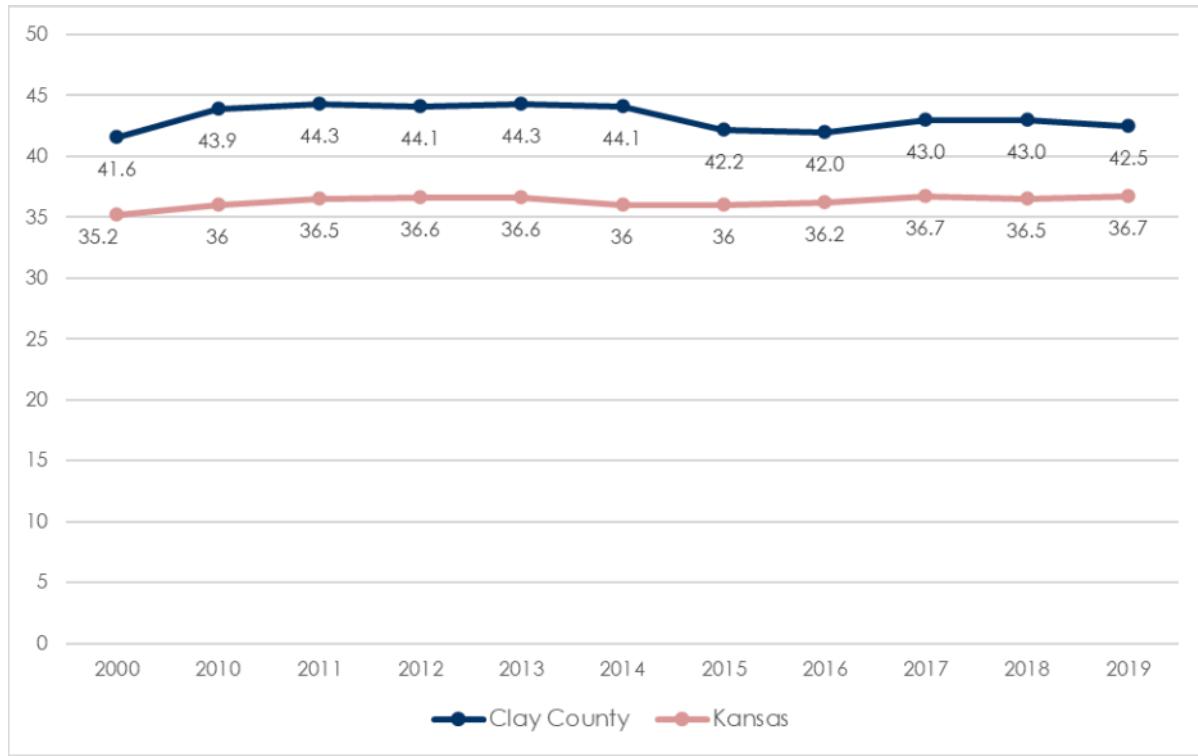
Between 2000 and 2019, the median age in Clay County increased from 41.6 years to 42.5 years. This increase equals .11% per year, or 2.2% for the entire period. During this period, the county saw an increase from 41.6 to 44.1 from 2000 to 2014, for a 6.0% increase. The median age then dropped to 42.2 in 2015, then stayed steady until 2019, at which point it rose marginally to 42.5.

During the same period, Kansas also saw a marginal increase in median age, rising marginally from 35.2 to 36.7, a minute increase of 0.42%. Kansas' median age is nearly six years lower than Clay County's current rate. Comparatively, both the state and the county both saw nearly no change in the median age of its residents.

TABLE 3.1: AGE/SEX CHARACTERISTICS
Male and Female Populations 2010-2020

Age in 2010	2010 population	Age in 2020	2020	Cohort Change	% Change
		0-4	505	505	
		5-9	499	499	
0-4	551	10-14	617	66	12.0%
5-9	554	15-19	460	-94	-17.0%
10-14	477	20-2	359	-118	-24.7%
15-19	563	25-29	346	-217	-38.5%
20-24	392	30-34	467	75	19.1%
25-29	452	35-39	520	68	15.0%
30-34	435	40-44	446	11	2.5%
35-44	989	45-54	849	-140	-14.2%
45-54	1,175	55-64	801	-374	-31.8%
55-64	1,143	65-74	957	-186	-16.3%
65-74	802	75-84	566	-236	-29.4%
75 & older	998	85 & older	645	-353	-35.4%
Total	8,531		8,037	-494	-5.8%

Source: U.S. Census Bureau 2010; ESRI Business Analyst 2020

FIGURE 3.3: MEDIAN AGE


Source: U.S. Census Bureau 2000-2010; American Community Survey 2010-2019

Dependency Ratio

Dependency ratios examine the portion of Clay County's age groups historically dependent upon others for survival (those under 18 years and those 65 years and older) against the individuals in between. See the box below for details on calculating the ratio. The importance of this ratio focuses on the number of dependent persons and if there has been enough employed persons in the county to support these populations as well as themselves.

Dependency Ratio

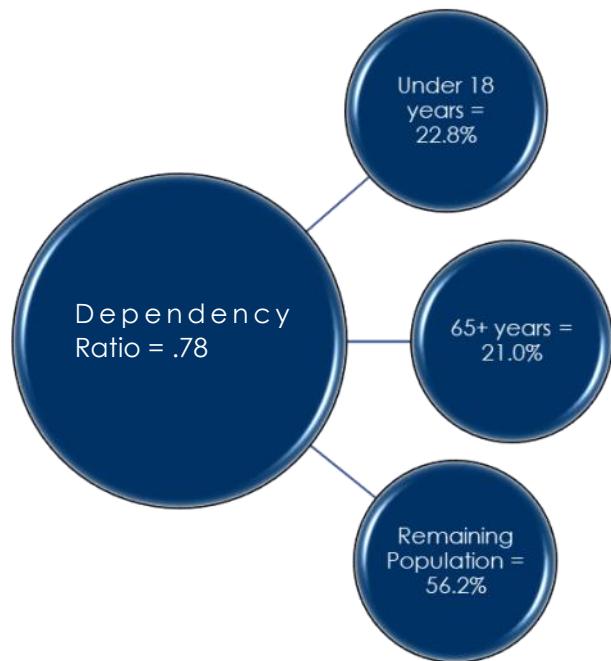
The dependency ratio examines the portion of a community's earnings that is spent supporting age groups typically and historically dependent on the incomes of others.

- < 1: 1 Independent resident is able to support more than 1 Dependent resident
- =1: 1 Independent resident able to support 1 Dependent resident
- >1: 1 Independent resident able to support less than 1 Dependent resident

(%18 years and younger + %65 years and older)

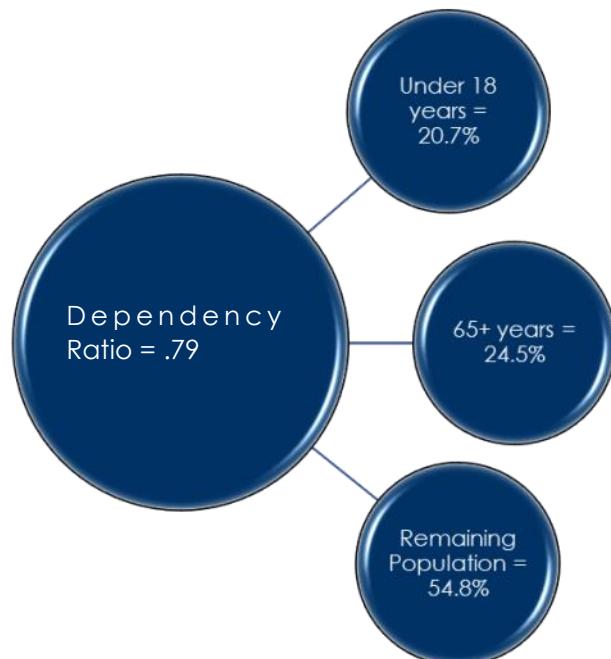
Figures 3.4 and 3.5 indicate the dependency ratios for 2010 and 2020 in Clay County. The portion of persons less than 18 years of age decreased slightly by 2.1% between 2010 and 2020; while those aged 65 years and older increased by 3.5% between 2010 and 2020. In 2010, Clay County had a Dependency Ratio of 0.78 (43.8%/56.2%); however, by 2020 the Ratio had marginally increased to .79 (25.2%/54.8%).

FIGURE 3.4: DEPENDENCY RATIO - 2010



Source: U.S. Census Bureau 2010

FIGURE 3.5: DEPENDENCY RATIO – 2020



Source: ESRI Business Analyst 2020

TABLE 3.2: POPULATION BY ETHNICITY

Race	2010		2020		2010-2020	
	Number	% of total	Number	% of total	Net Change	% change
White Alone	8,184	96.2	7,486	92.2	-698	-8.5
Black Alone	34	0.4	50	0.6	16	47.1
American Indian Alone	32	0.4	34	0.4	2	6.3
Asian Alone	26	0.3	49	0.6	23	88.5
Pacific Islander Alone	2	0	0	0	-2	0
Some other Race Alone	2	0	10	0.1	8	0
Two or More Race	93	1.1	270	3.3	177	190.3
Hispanic	162	1.9	218	2.7	56	34.6

Source: U.S. Census 2010; ESRI Business Analyst 2020

Ethnicity

Analyzing the ethnicities provide more detail as to the changes being seen in the county. Ethnicity is more than additional people living in the county since these new residents bring their own cultures and beliefs to the area; some of these may not mesh well with those already in place.

Clay County during the past decade has not seen a significant shift in the ethnicity within the county; some ethnic populations groups grew, but their population is significantly lower than the White population. Clay County is predominantly White (92.2%).

The other populations, excluding "Pacific Islander Alone" and "Some Other Race Alone" saw growth over the time period. The "Two or More Race" category saw the greatest increase (190.3%). The "Asian Alone" population saw the second greatest growth with an increase of 88.5%.

Population Projections

Population projections are estimates based upon past and present circumstances. The use of population projections allows Clay County to estimate the potential population in future years by looking at past trends. By scrutinizing population changes in this manner, the county will be able to develop a baseline of change from which future scenarios can be generated.

A number of factors (demographics, economics, social, etc.) may affect projections positively or negatively.

At the present time, these projections are the best crystal ball Clay County has for predicting future population changes. There are many methods to project the future population trends; the projection techniques used below are intended to give Clay County a broad overview of the possible population changes that could occur in the future.

Trend Line Analysis

Trend Line Analysis is a process of projecting future populations based upon changes during a specified period of time. In the analysis of Clay County, four different trend lines were reviewed: 2010 to 2020, 2000 to 2020, 1990 to 2020, and 1970 to 2020. A review of these trend lines indicates Clay County will see varied levels of population changes between now and 2050. The following projections summarize the decennial population for Clay County through 2050.

Year	2010 to 2020	Year	2000 to 2020	Year	1990 to 2020	Year	1970 to 2020
2020	8,117 persons						
2030	7,719 persons	2030	7,786 persons	2030	7,797 persons	2030	7,803 persons
2040	7,341 persons	2040	7,468 persons	2040	7,490 persons	2040	7,500 persons
2050	6,982 persons	2050	7,164 persons	2050	7,194 persons	2050	7,210 persons

Summary of Population Projections

Three population projection scenarios were selected and include (1) a Low Series; (2) a Medium Series; and, (3) a High Series.

Low = 2010 to 2020

2020	8,117 persons
2030	7,719 persons
2040	7,341 persons
2050	6,982 persons

Medium = 1990 to 2020

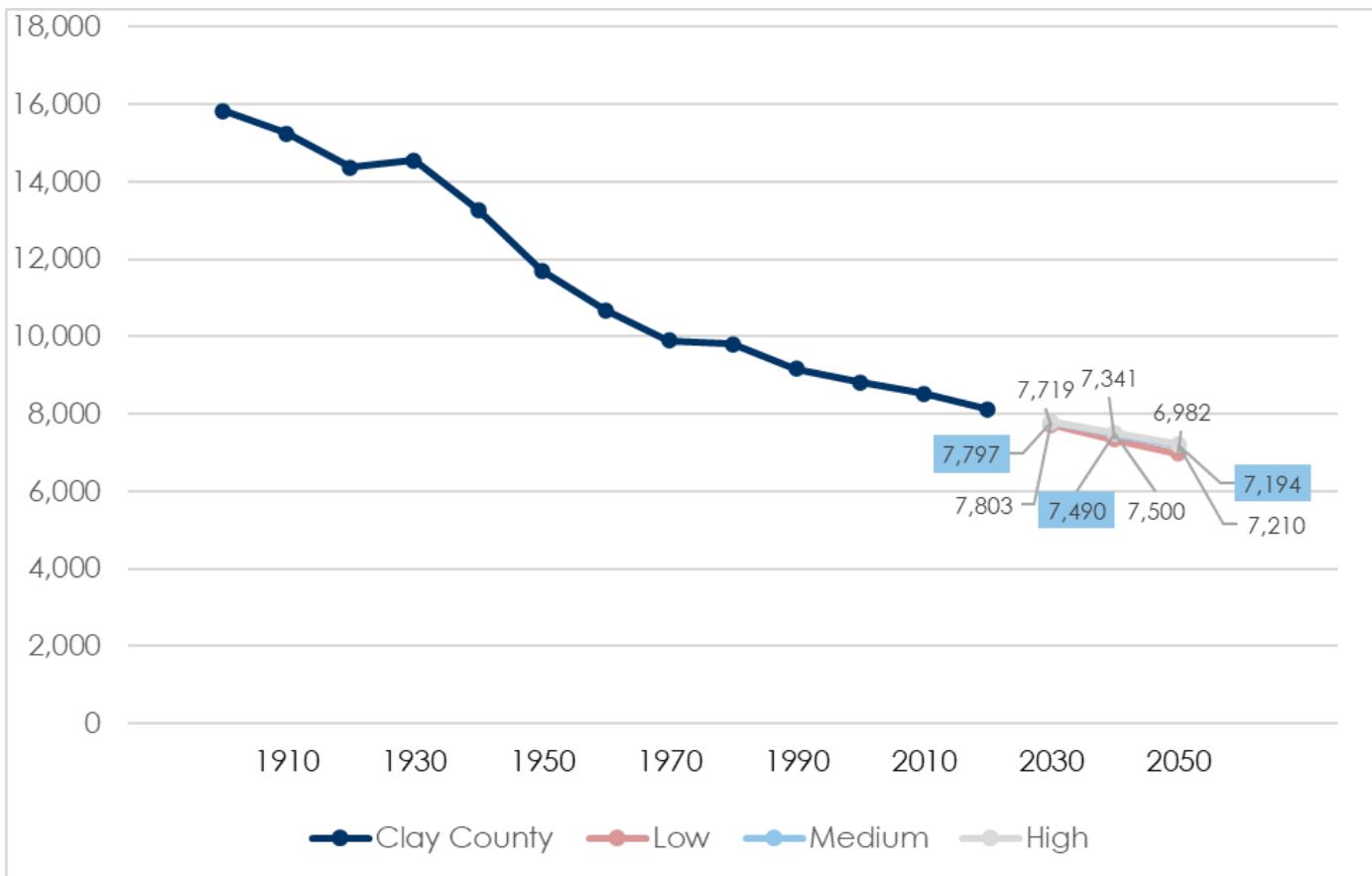
2020	8,117 persons
2030	7,797 persons
2040	7,490 persons
2050	7,194 persons

High = 1970 to 2020

2020	8,117 persons
2030	7,803 persons
2040	7,500 persons
2050	7,210 persons

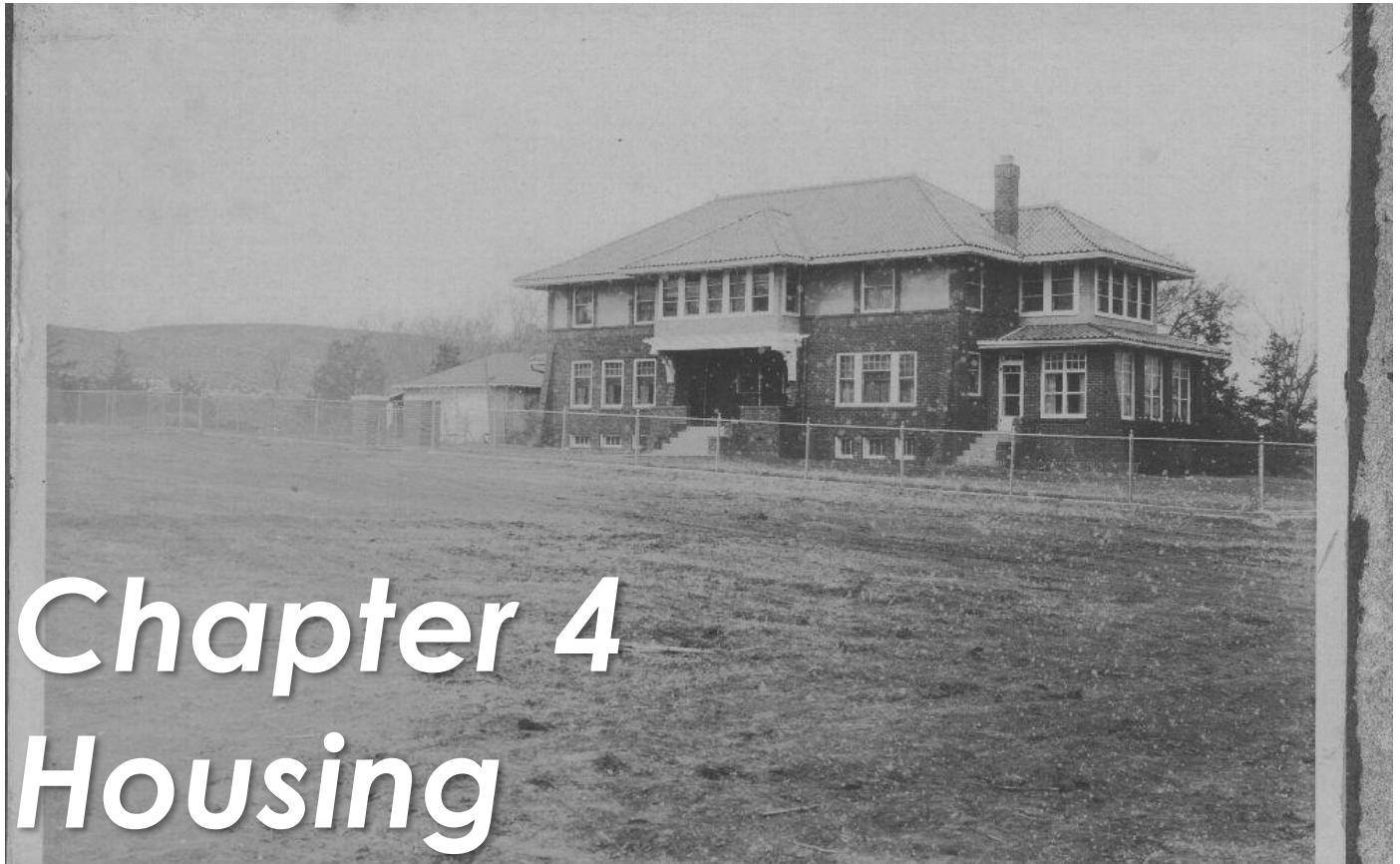
Figure 3.6 reviews the population history of Clay County between 1900 and 2020, and identifies the three population projection scenarios into the years 2030, 2040, and 2050. All series predict a decrease in population for Clay County. The "High" series trend showed the greatest decrease over the time period.

FIGURE 3.6: POPULATION AND PROJECTIONS



Source: US Census 1900 to 2010; ESRI Business Analyst 2020;
Marvin Planning Consultants

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Chapter 4

Housing

Housing

The housing profile identifies basic housing characteristics and conditions for Clay County as of 2021. The primary goal of the housing profile is to allow the county to examine past and present conditions while identifying potential needs including provisions for safe, decent, sanitary, and affordable housing for every family and individual residing within the county. In the county, a large portion of the housing stock is located within the major community of Clay Center and unincorporated areas.

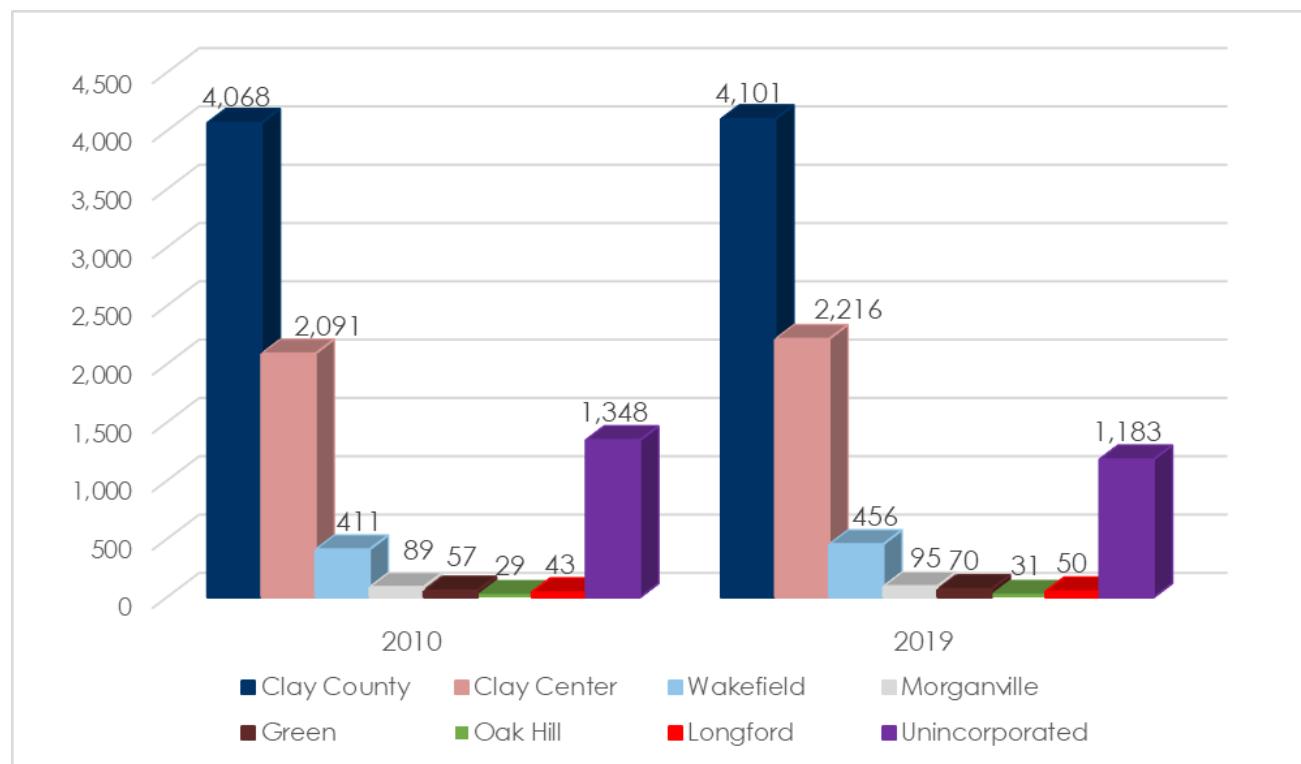
Projecting future housing needs requires several factors to be considered. These factors include population change, household income, employment rates, land use patterns, and residents' attitudes.

The following tables and figures provide the information to aid in determining future housing needs and develop policies designed to accomplish the housing goals for Clay County.

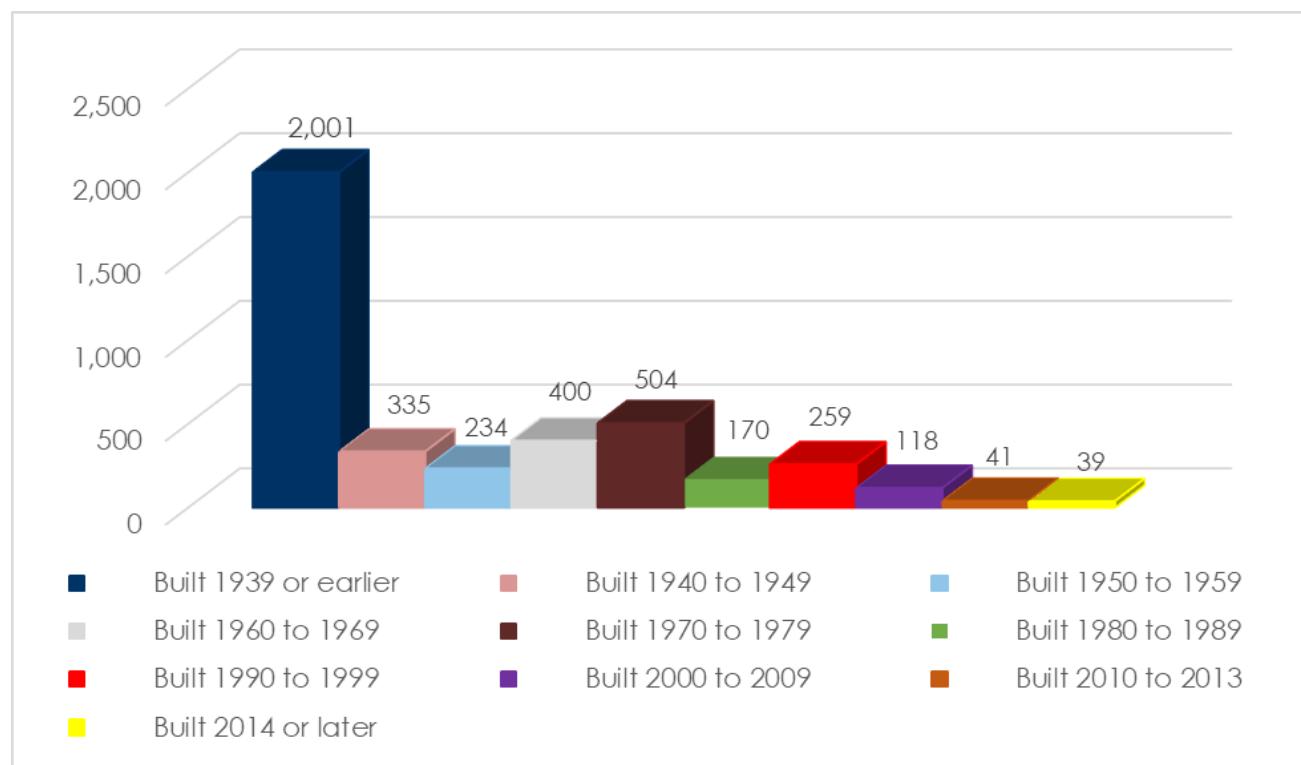
Housing Stock Distribution

Figure 4.1 indicates the housing stock distribution of the communities and the unincorporated areas of Clay County between 2010 and 2019. Within Clay County in 2010 there was a total of 4,068 housing units. The majority of the housing stock, 51.4%, was located within Clay Center, while the second most (33.1%) were located in the unincorporated areas

of the County. By 2019, the total number of housing units in Clay County increased to 4,101. Clay Center again had the majority of the houses (54.0%), while the second highest category was the unincorporated areas of the county (28.8%). The percentage of housing units within Clay County increased a minute amount (0.8%) during this period. Every community experienced growth, while the unincorporated areas of the county saw a slight decrease.

FIGURE 4.1: HOUSING STOCK DISTRIBUTION


Sources: American Community Survey 2010-2019

FIGURE 4.2: AGE OF EXISTING HOUSING STOCK 2019


Sources: American Community Survey 2019

Age of Existing Housing Stock

An analysis of the housing stock age can reveal a great deal about population and economic conditions of the past. Examining the housing stock is important in order to understand the overall quality of housing in Clay County.

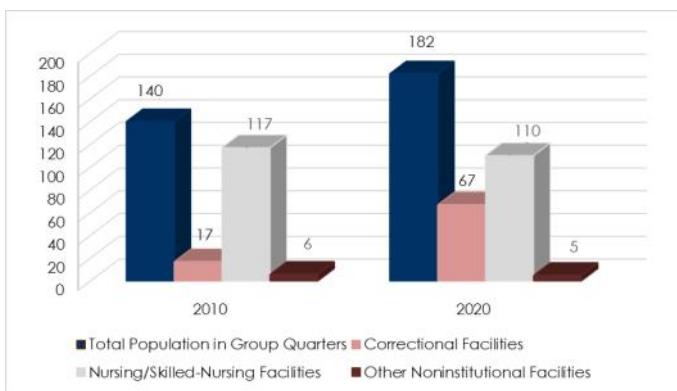
Figure 4.2 indicates 2,001 homes, or 48.8%, of Clay County's 4,101 total housing units were constructed prior to 1940. This statistic is county-wide, including each community (the vast majority will be located in Clay Center), and will consist of older well-kept homes as well as homes likely in need of repair or demolition. Clay County saw more construction activity after 1940, especially from 1940-1980. The greatest number of homes constructed post 1940 was between 1970-1979, when 504 homes were constructed (12.3% of the total housing stock).

Housing Characteristics

Figures 4.3 through 4.11 identify several different housing characteristics in Clay County. The figures indicate the breakdown between owner- and renter-occupied housing as well as the number of people living in group quarters.

Group quarters are places where people live or stay in a group living arrangement. These places are owned or managed by an entity or organization providing housing and/or services for the residents. These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. This is not a typical household-type living arrangement. People living in group quarters are usually not related to each other.

FIGURE 4.3: HOUSING POPULATIONS

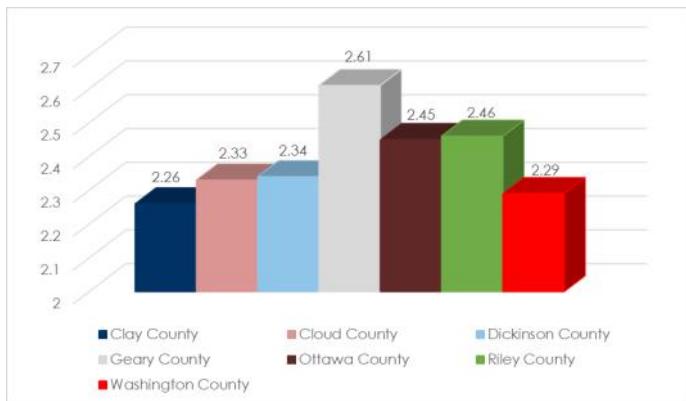


Sources: ESRI Business Analyst 2010-2020

Persons in Households/Group Quarters

Figure 4.3 examines persons living in group quarters of correctional facilities, nursing homes, and "other" noninstitutionalized facilities. These persons went from 140 in 2010 to 182 in 2020, an increase of 42 persons, or 30.0%. The remainder of residents in Clay County, or 7,935 persons, live in households.

FIGURE 4.4: PERSONS PER HOUSEHOLD 2019



Sources: American Community Survey 2019

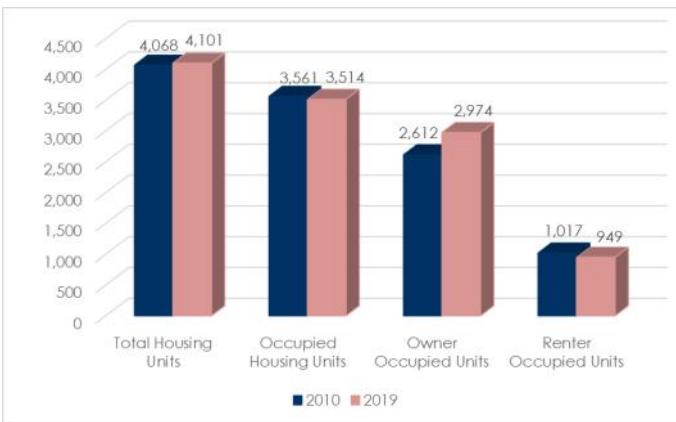
Persons per Household

Figure 4.4 examines the number of persons per household in Clay County and the six surrounding counties. The persons per household in Clay County, in 2019, was 2.26. The trend nationally has been towards a declining household size, so Clay staying steady in household size is a positive statistic. Clay County had a relatively smaller person per household than all of the surrounding counties. As Geary County is home to Fort Riley, this is not surprising. The persons per household in the surrounding counties, in 2019, were:

- Cloud County with 2.33 persons/household
- Dickinson County with 2.34 persons/household
- Geary County with 2.61 persons/household
- Ottawa County with 2.45 persons/household
- Riley County with 2.46 persons/household
- Washington County with 2.29 persons/household

Owner, Renter, and Vacancy Characteristics

FIGURE 4.5: OCCUPIED VS. RENTER HOUSING

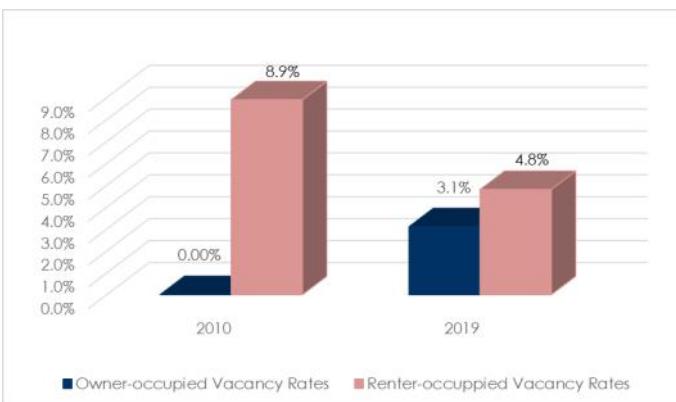


Sources: American Community Survey 2010-2019

As was examined earlier, total housing units increased from 2010 to 2019. While occupied housing units decreased over the time period, owner occupied housing units saw a sharp increase from 2,612 to 2,974 units (13.9%). Renter occupied decreased slightly from 1,017 to 949 (6.7%).

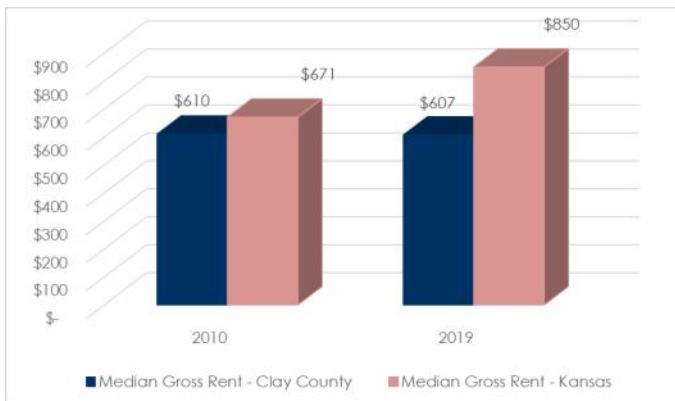
Figure 4.6 indicates vacancies during the same time frame increased for owner-occupied units and decreased in renter-occupied units. Owner-occupied vacancy rates increased by 3.1% from 2010 and 2019. Renter-occupied vacancy rates decreased from 8.9% to 4.8%.

FIGURE 4.6: VACANCY RATES BY TYPE OF UNIT



Sources: American Community Survey 2010-2019

FIGURE 4.7: MEDIAN GROSS RENT, CLAY COUNTY AND KANSAS

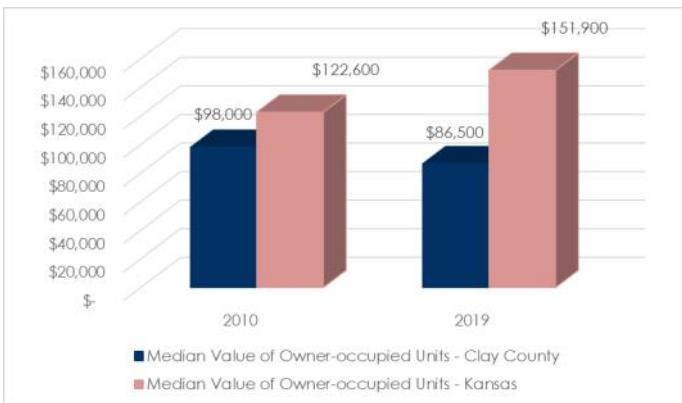


Sources: American Community Survey 2010-2019

Median Gross Rent

Median gross rent in Clay County decreased slightly from \$610 per month in 2010 to \$607 per month in 2019. The state's median monthly gross rent increased by 26.7%. The county's median gross rent was 90.9% of the state's median gross rent in 2010 but only 71.4% of the state's median gross rent in 2019. Clay County renters, on average, have had, and continue to have a lower median gross rent than the state as a whole.

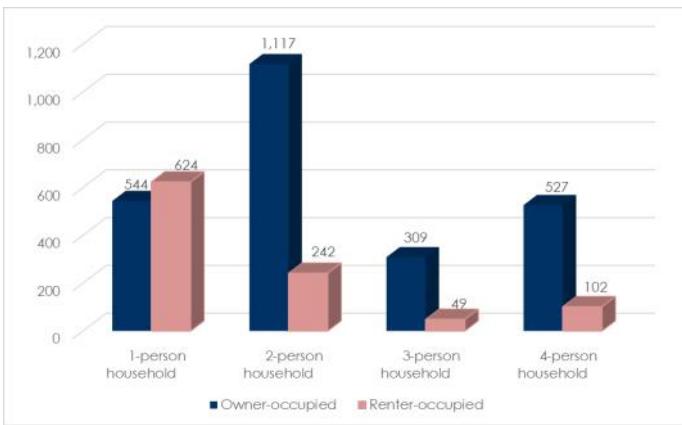
Comparing changes in monthly rents between 2010 and 2019 with the Consumer Price Index (CPI) enables the local housing market to be compared to national economic conditions. Inflation between 2010 and 2019 increased at a rate of 18.7%, indicating Clay County's tenants were paying considerably less in monthly rents in 2019, in terms of real dollars, than they were in 2010 (even with the slight decline in rent costs). Landlords were potentially making less on their investment by 2019, however.

FIGURE 4.8: MEDIAN VALUE OF OWNER-OCCUPIED UNITS, CLAY COUNTY AND KANSAS


Sources: American Community Survey 2010-2019

Median Value of Owner-Occupied Units

The median value of owner-occupied housing units in Clay County decreased from \$98,000 in 2010 to \$86,500 in 2019, or a decrease of 11.7%. Over the same time period, the median value for owner-occupied housing units in Kansas increased from \$122,600 to \$151,900, or an increase of 23.9%. In both 2010 and 2019, the median owner-occupied value of housing units in Clay County was less than the state of Kansas. Median values of owner-occupied units in Clay County shrunk at about half the rate than the state's median value increased over the time period.

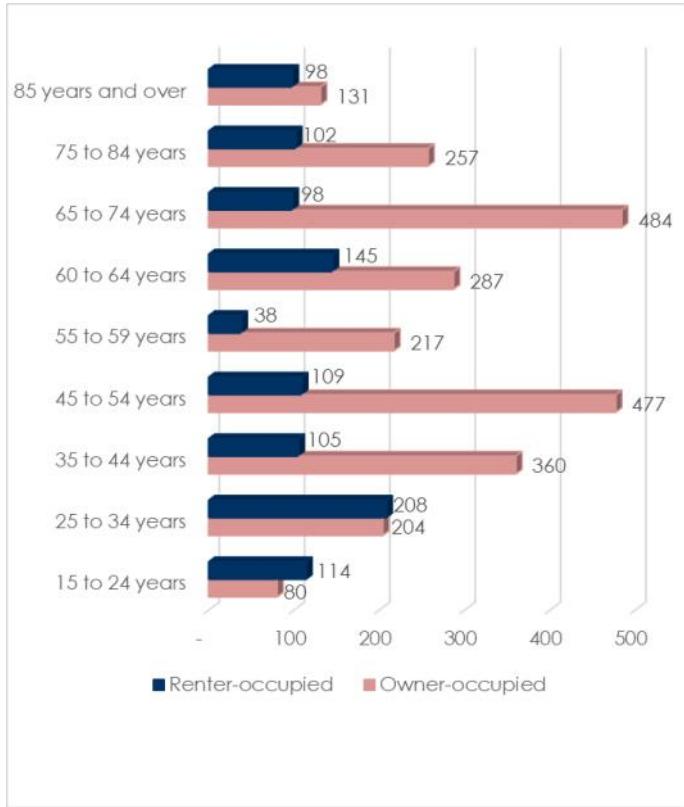
FIGURE 4.9: PERSONS BY HOUSEHOLD TYPE


Sources: American Community Survey 2019

Persons Per Household

Figure 4.9 and 4.10 show tenure (owner-occupied and renter-occupied) of households by number and age of persons in each housing unit. Analyzing these data gives Clay County the opportunity to determine where there may be a need for additional housing.

The largest group of owner-occupied housing in Clay County was in the two-person household, with 1,117 units or 44.7% of the total owner-occupied units (3,514 units). By comparison, the largest household size for rentals was the single-person household with 624 renter-occupied housing units, or 61.4% of the total renter-occupied units.

FIGURE 4.10: AGE BY HOUSEHOLD TYPE


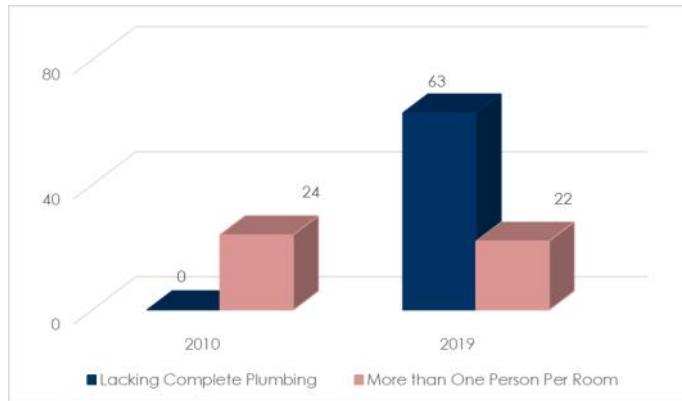
Sources: American Community Survey 2019

The age groups representing the largest home ownership group were those 65 to 74 years. 19.4% of residents living in owner-occupied housing units were between 65 to 74 years old in 2019. Householders 45 to 54 years old were second, with 19.1% living in owner-occupied households. Householders 85 years and older and under 25 were considerably lower than the other categories, which is consistent with those data showing families are leaving and not coming back to the county or with the number of deaths in the county for the aging population. With regard to renter-occupied housing in Clay County the largest renting age group was 25 to 34, or 20.5% of all rental units. After that, 14.3% of rental were lived in by householders age 60 to 64.

Substandard Housing

According to the U.S. Department of Housing and Urban Development (HUD) guidelines, housing units lacking complete plumbing or are overcrowded (more than one person per room) are considered substandard housing units. HUD defines a complete plumbing facility as hot and cold-piped water, a bathtub or shower, and a flush toilet; overcrowding is more than one person per room.

FIGURE 4.11: SUBSTANDARD HOUSING CONDITIONS



Sources: American Community Survey 2010-2019

These criteria, when applied to Clay County, show that 24 units were substandard in 2010. This figure was reached by adding the number of housing units meeting one criterion to the number of housing units meeting the other criterion. As can be seen, the number of overcrowded units was 24 in 2010, meaning that the amount of substandard units was based solely on households with 1 or more persons per room. There were no households without complete plumbing facilities.

In 2019, the total number of substandard housing units increased to 85 units. The primary contributing factor was units lacking complete plumbing, which was a complete change from 2010. Overcrowded units decreased by 2 from 24 in 2010 to 22 in 2019.

As discussed earlier in this chapter, most of the housing stock in the county is located in Clay Center and unincorporated areas. However, the county should still find a means to work with its other communities to identify these units and encourage their rehabilitation or demolition. The county should also keep in mind that the total number of occupied housing units decreased by 47 units, yet more units were considered substandard in 2019 than 2010.

A comprehensive survey of the entire housing stock

should be completed every five years to determine and identify the housing units that would benefit from remodeling or rehabilitation work. This process will help ensure that a county maintains a high quality of life for its residents through protecting the quality and quantity of its housing stock, as well as attract new residents with higher quality housing.

Housing Goals, Objectives, and Policies

Housing Goal H-1:

Improve and address owner-occupied and renter-occupied housing stock issues in the rural and urban areas of the county for all county residents.

Objectives and Policies

H-1.1: Housing stock needs should begin with providing safe and affordable units for young persons moving into the county, renters, low-income persons, and seniors.

H-1.2: Pursue efforts to free up or create housing for seniors to downsize into, opening up the single-family market.

H-1.3: Incentivize and create further partnerships with local housing developers, local funding sources, and state funding sources in an effort to continue creating new housing opportunities in the county.

H-1.4: The county should strive for diversity in housing types for all age groups.

Objectives and Policies

H-4.1: Residential development should be located next to or near the communities within the county in order to not encroach upon agricultural uses.

H-4.2: Residential development should be separated from more intensive uses such as agriculture or industrial uses by the use of setbacks, buffer zones, or impact easements.

H-4.3: Encourage low to zero non-farm densities in prime farmland areas and other agricultural districts by providing residential lot size requirements and proper separation distances between residential and agricultural uses.

Housing Goal H-2

Housing rehabilitation programs and activities in the county should strive to protect and preserve the existing housing stock in the county.

Objectives and Policies

H-2.1: Create a housing rehabilitation program for both owner and rental housing units.

H-2.2: Prioritize housing rehabilitation efforts for seniors, low income families, and housing for persons with special needs. Those are the most at risk populations in the county in regards to housing.

Housing Goal H-3

The current housing stock is not an asset used to retain all age groups nor businesses to the county. Persons move to the county for the quality life offered here. Housing is a key component of maintaining high quality of life in the county.

Objectives and Policies

H-3.1: Strive to improve the aesthetics of the county through housing stock rehabilitation. As aesthetics improve, business and young person retention and attraction will improve.

Housing Goal H-4

Provide housing in the unincorporated areas of the county so as to not impede on agricultural or intensive uses.

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Chapter 5

Economy and Employment

Economic and Employment Profile

Economic data are collected in order to understand local changes in economic activity and employment needs and opportunities within Clay County. In this section, employment by industry, household income statistics, and commuter analyses were reviewed for Clay County and Kansas.

Income Statistics

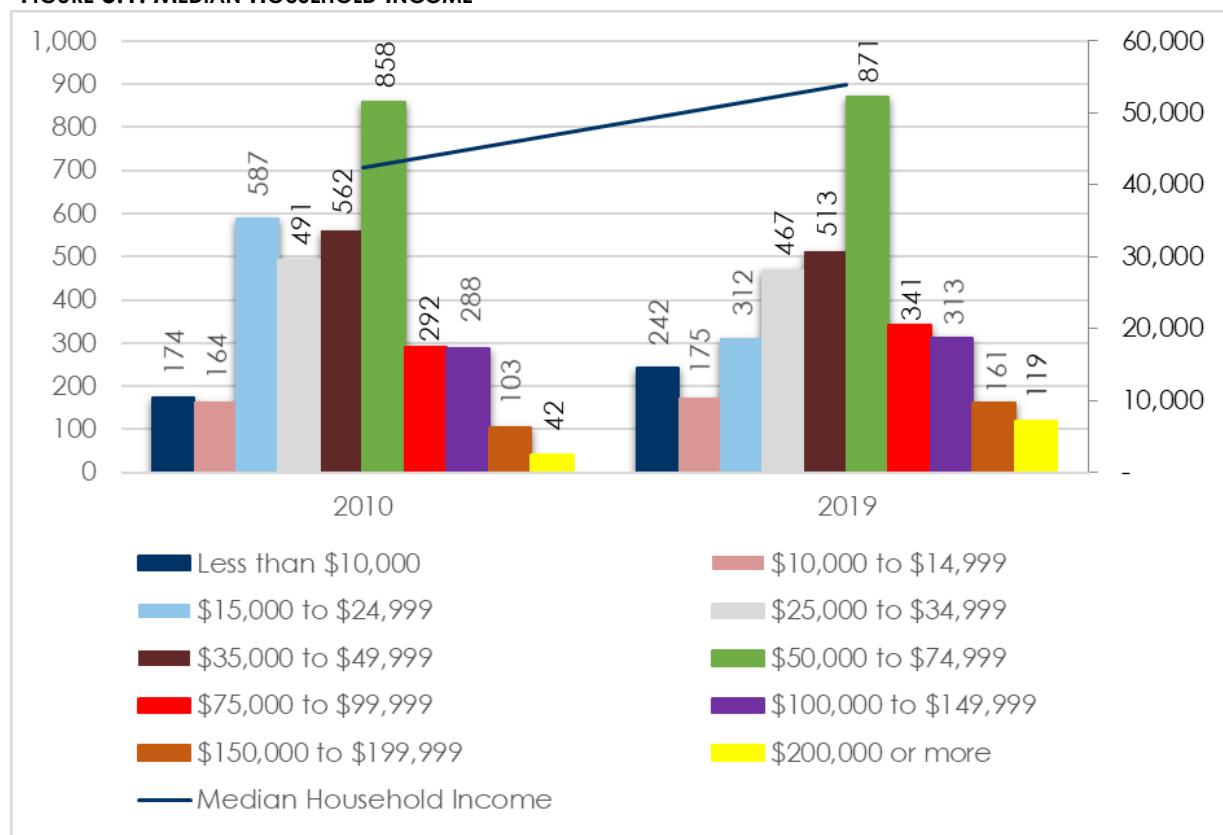
Income statistics for households are important in determining the earning power of households in a county. The data shows household income levels for Clay County in comparison to the state. These data were reviewed to determine whether households experienced income increases at a rate comparable to the State of Kansas and the Consumer Price Index (CPI).

Figure 5.1 indicates the number of households in each income range (from less than \$10,000 and more than \$200,000), for Clay County in 2010 and 2019. In 2010, the greatest number of household income ranges reported in Clay County was \$50,000 to \$74,999. This range accounted for 24.1% of all households. In 2019, the income range reported most frequently remained at \$50,000 to \$74,999. This range accounted for 24.8% of the total households in Clay County.

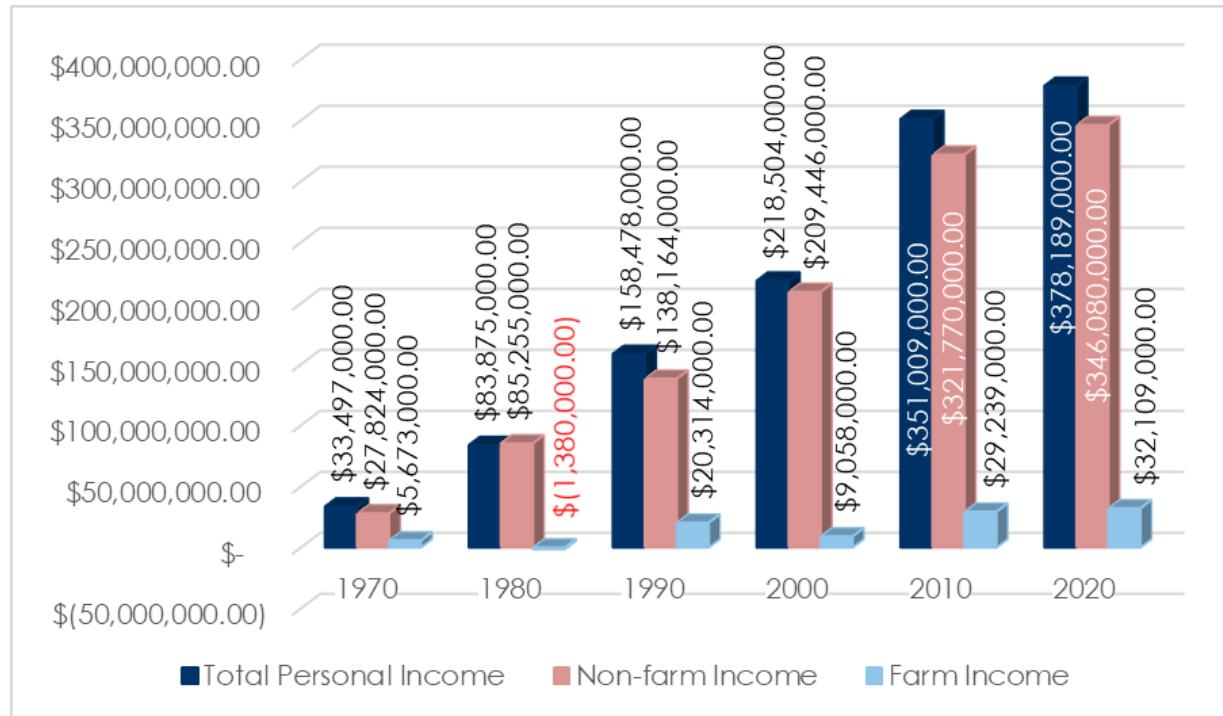
Typically, households earning less than \$25,000 are

the poorest of the poor in any community or county. In 2010, households earning less than \$25,000 (a number that is more than half of the county's median household income) made up 21.1% of the county's households. By 2019, those households earning less than \$25,000 decreased to 13.1%. This percentage is still too high, but is working in the proper direction. The level of change was based upon more households moving into the upper middle to higher income ranges; the ranges of \$100,000 to \$149,000, \$150,000 to \$199,999, and the range of \$200,000 or more all increased in size over the time period.

The median household income for Clay County was \$42,490 in 2010, which is under one-fifth (17%) less than the state median income of \$49,424. By 2019, the median household income in Clay County increased to \$53,929, or an increase of 26.9%. However, the 2019 median household income was nearly one-fourth less than the 2019 state's median household income of \$59,597. As the Kansas median household income rose by \$10,173 over the time period, the county's median household income rose by only \$11,439, or at a rate higher than that of the state. The CPI for this time period was 18.7%, which indicates household income in Clay County exceeded inflation. Therefore, households were earning more in real dollars in 2019 than they were in 2010.

FIGURE 5.1: MEDIAN HOUSEHOLD INCOME


Source: American Community Survey 2010-2019

FIGURE 5.2: INCOME BY SOURCE


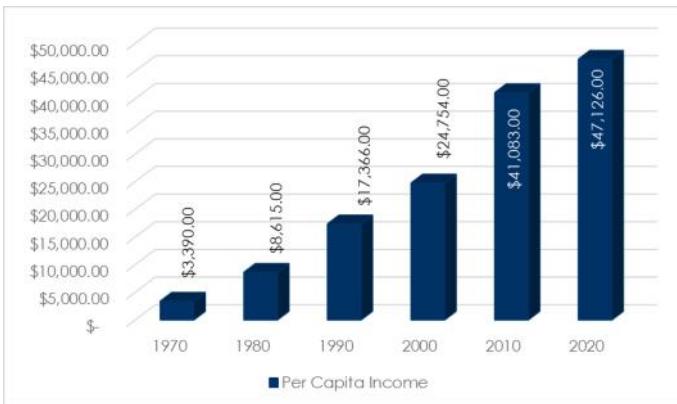
Source: BEA, Regional Economic Information System 1970-2020

Income Source/Public Assistance

Figure 5.2 shows personal income by source for Clay County. These data are compared to the CPI, in order to determine if increases are consistent with inflation and in terms of real dollars. Between 1970 and 2020, the CPI rose 567.0%.

Overall Personal Income in Clay County went from \$33,497,000 in 1970 to \$378,189,000 in 2019 for an overall increase of 1,029.0%. Total personal income for the county increased at nearly double the rate of inflation over the 50 year period. Non-farm income increased from \$27,824,000 in 1970 to \$346,080,000 in 2020, or an increase of 1,143.8%, which is considerably higher than the CPI increase. Farm income increased from \$5,673,000 to \$32,109,000, or 466.0%, which is a comparable number to the CPI's increase.

FIGURE 5.3: PER CAPITA INCOME



Source: BEA, Regional Economic Information System 1970-2020

Per Capita Income

Per Capita Income is basically all income earned divided by all residents. The per capita income in Clay County increased from \$3,390 in 1970 to \$47,126 in 2020, or an increase of 1,290.1%.

Transfer Payments

Another income source deserving examination is the amount of Transfer Payments to individuals in Clay County from 1970 to 2020, which is provided in Table 5.1. The definition of transfer payments can be seen to the right.

Transfer Payments

Government transfer payments span a wide range of uses and organizations. The funds for these payments also come from many different sources. However, the most common form of transfer payment is retirement and disability insurance benefits. These payments are made to those who qualify for OASDI benefits, railroad retirement and disability benefits, workers compensation programs and others.

Medical benefits are the second most common form of transfer payments. These types of benefits are government payments made through intermediaries to beneficiaries of medical care. Specifically, medical benefits come from either public assistance medical care or military medical insurance benefits. Public assistance is received by low-income individuals and payments come through the federally assisted, state-run Medicaid program and the Children's Health Insurance Program (CHIP). Military insurance is provided to military personnel through the TriCare Management Program.

Unemployment insurance is perhaps the third most common type of government transfer payments. This insurance includes state unemployment, federal unemployment and other organizations of unemployment compensation. Veterans' benefits are also a fairly common form of transfer payment. Transfer payments that surround these types of benefits are made up of veterans' pension and disability benefits, veterans' life insurance benefits and other types of veteran assistance.

Finally, education and training assistance is considered a type of government transfer payment. This government assistance consists of higher education student assistance, interest payments on student loans and state educational assistance. The combination of these benefits help individuals at all levels of education afford school. They also help people from all types of backgrounds. From individuals who may only need a loan to people who need more assistance, all people can be helped with these transfer payments.

Source: Investopedia

TABLE 5.1: TRANSFER PAYMENTS 1970-2020

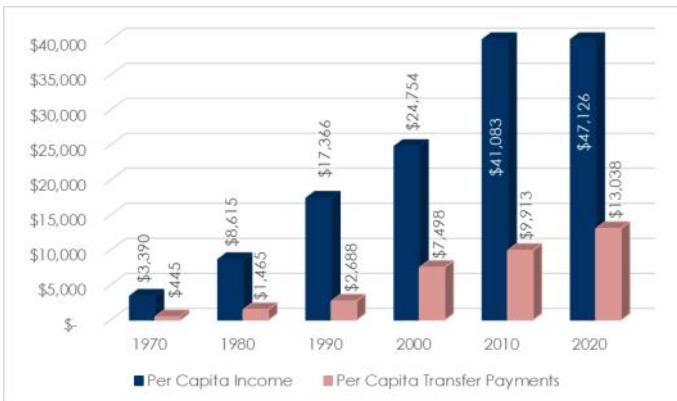
Description	1970	1980	1990	2000	2010	2020	Change	Change/
Personal current transfer receipts	4,399,000	14,364,000	24,615,000	66,145,000	84,611,000	105,858,000	2,306.4%	46.1%
Current transfer receipts of individuals from governments	4,177,000	13,737,000	23,548,000	34,534,000	64,365,000	84,521,000	1,923.5%	38.5%
Retirement and disability insurance benefits	2,476,000	7,687,000	14,124,000	18,623,000	24,834,000	34,862,000	1,308.0%	26.2%
Social Security benefits	2,401,000	7,478,000	13,792,000	18,623,000	25,329,000	34,315,000	1,329.2%	26.6%
Excluding Social Security benefits	75,000	209,000	332,000	360,000	505,000	547,000	629.3%	12.6%
Medical benefits	903,000	4,050,000	6,540,000	11,848,000	26,346,000	38,434,000	4,156.3%	83.1%
Medicare benefits	620,000	2,258,000	4,067,000	6,729,000	18,249,000	25,899,000	4,077.3%	81.5%
Public assistance medical care benefits	243,000	1,724,000	2,145,000	4,774,000	6,708,000	10,706,000	4,305.8%	86.1%
Military medical insurance benefits	40,000	68,000	328,000	345,000	1,389,000	1,829,000	4,472.5%	89.5%
Income maintenance benefits	248,00	744,000	1,158,000	1,706,000	4,458,000	4,866,000	1,862.1%	37.2%
Supplemental Security Income (SSI) benefits	131,000	100,000	235,000	340,000	622,000	632,000	382.4%	7.6%
Earned Income Tax Credit (EITC)	(NA)	92,000	257,000	703,000	1,330,000	1,351,000	1,368.5%	27.4%
Supplemental Nutrition Assistance Program (SNAP)	6,000	142,000	320,000	206,000	677,000	943,000	15,616.7%	312.3%
Other income maintenance benefits	111,000	410,000	346,000	457,000	1,856,000	1,940,000	1,647.7%	33.0%
Unemployment insurance compensation	456,000	761,000	887,000	1,129,000	3,054,000	4,864,000	966.7%	19.3%
State unemployment insurance compensation	34,000	325,000	614,000	700,000	2,006,000	4,854,000	14,176.5%	283.5%
Excluding state unemployment insurance compensation	14,000	41,000	11,000	14,000	48,000	10,000	-28.6%	-0.6%
Veterans' benefits	456,000	761,000	887,000	1,129,000	3,054,000	8,563,000	1,777.9%	35.6%
Education and training assistance	46,000	129,000	204,000	487,000	500,000	487,000	958.7%	19.2%
Other transfer receipts of individuals from governments	0	0	10,000	27,000	2,092,000	9,883,000	98,730.0%	1,974.6%
Current transfer receipts of nonprofit institutions	118,000	357,000	429,000	728,000	1,042,000	3,039,000	2,475.4%	49.5%
Current transfer receipts of individuals from businesses	104,000	270,000	638,000	1,001,000	749,000	860,000	726.9%	14.5%

Source: BEA, Regional Economic Information System 1970-2020

In 1970, Total Transfer Payments to Clay County added up to \$4,399,000. By 2020, Total Transfer Payments to Clay County were \$105,858,000, or an increase of 2,306.4%.

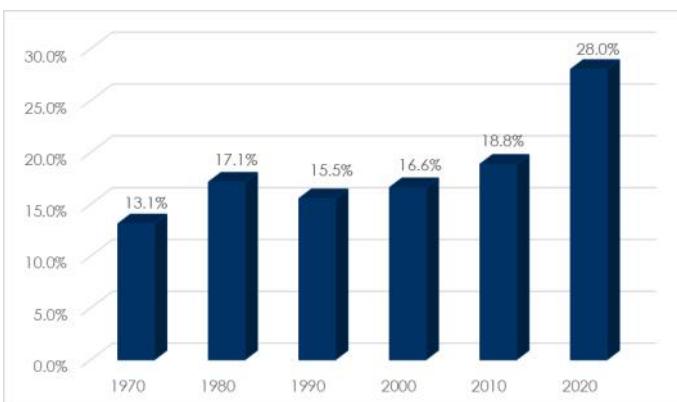
The largest increase in transfer payments was in "Other transfer receipts of individuals from governments" - however, this was a skewed increase due to the fact it did not show up until 1990. Many categories saw exorbitant increases that were not skewed. The highest increase of non-skewed categories came in the "Supplemental Nutrition Assistance Program (SNAP)". This category saw an increase of 15,616.7% over the time period. Actual expenditures, in some categories, began showing a decrease from previous years. Overall, two of the categories shown had higher expenditures in 2010 versus 2020, while one category saw higher expenditures in 2000 versus 2020.

FIGURE 5.4: PER CAPITA INCOME VS PER CAPITA TRANSFER PAYMENTS



Source: BEA, Regional Economic Information System, 1970-2020

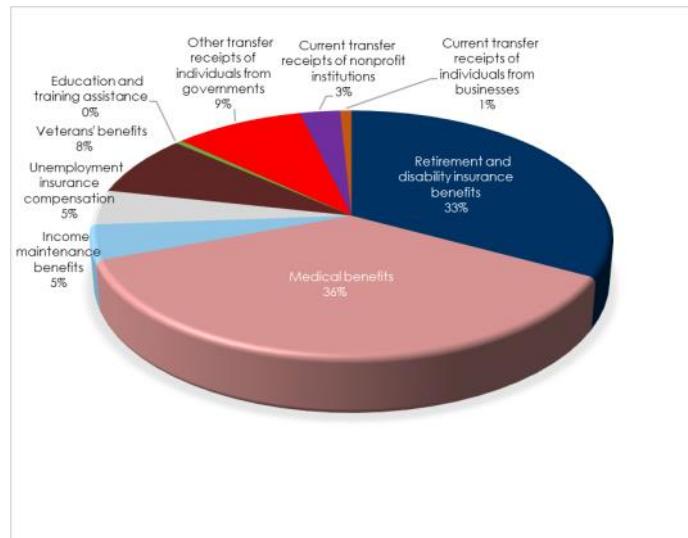
FIGURE 5.5: TRANSFER PAYMENTS PER CAPITA/PER CAPITA INCOME



Source: BEA, Regional Economic Information System, 1970-2020

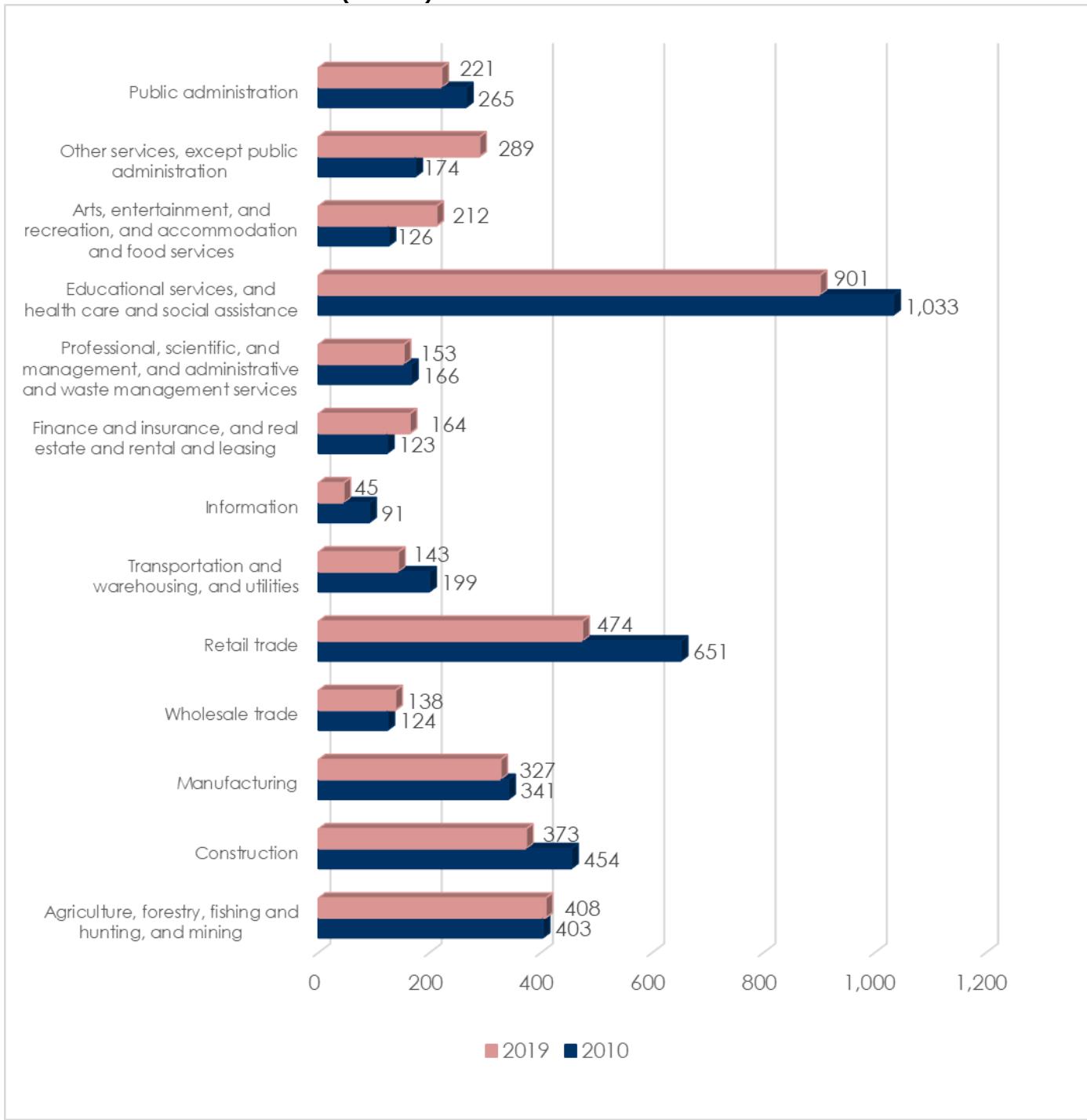
The rise in per capita transfer payments between 1970 and 2020 indicates payments increased significantly to individuals in Clay County, by over 2,829.9% in 50 years. Transfer payments, as a proportion of per capita income, increased at a much lower rate between 1970 and 2020, though they did rise a considerable amount. In 1970, transfer payments comprised 13.1% of total per capita income, and in 2020, transfer payments were 28.0% of total per capita income, which is an annual increase of .29%.

FIGURE 5.6: TRANSFER PAYMENTS BREAKDOWN



Source: BEA, Regional Economic Information System, 2020

As seen in Figure 5.6, the majority of the transfer payments are in the form of Medical and Retirement Benefits; therefore, the aging population is having a major impact on the economic stability of Clay County. Economic development efforts should work on a dual approach to the future. One direction should focus on retiree retention, attraction, and the necessary amenities; while the second needs to focus on youth retention and in-migration.

FIGURE 5.7: EMPLOYMENT BY INDUSTRY (NUMBERS)


Source: American Community Survey 2010-2019

Industry Employment

Employment by industry data assists a county in understanding the key components of their labor force. This section indicates the type of industries, as well as an identification of particular occupations employing residents. Figure 5.7 indicates

employment size by industry for Clay County for 2010 and 2019 (these data indicate the types of jobs residents have, not the number of jobs locally). The employment sector with the most employees in 2010 was education, health, and social services. This sector employed 1,033 people or 24.9% of the total employed residents in 2010. In 2019, the largest employment sector was still educational, health, and social services with 901 employees or

23.4% of the total. Clay County has not seen major fluctuations during the time period in Figure 5.7.

Overall the top five industries in Clay County for 2010 were as follows:

INDUSTRY	PEOPLE
• Educational, health, and social services	1,033
• Retail Trade	651
• Construction	454
• Agriculture, forestry, fishing and hunting, and mining	403
• Manufacturing	341

By 2019, the overall top five industries in Clay County were as follows:

INDUSTRY	PEOPLE
• Educational, health, and social services	901
• Retail Trade	474
• Agriculture forestry, fishing and hunting and mining	408
• Construction	373
• Manufacturing	327

Regional Basic/Non-Basic Analysis

The following data, and table 5.1, examine five occupational areas established by the U.S. Census Bureau to evaluate trends in employment and the area economy. Basic employment and non-basic employment are defined as follows:

Basic employment is business activity providing services primarily outside the area through the sale of goods and services, the revenues of which are directed to the local area in the form of wages and payments to local suppliers.

Non-Basic employment is business activity providing services primarily within the local area through the sale of goods and services, and the revenues of such sales re-circulate within the community in the form of wages and expenditures by local citizens.

In order to establish a number of basic jobs, a comparative segment or entity must be selected. For purposes of this analysis, the state of Kansas will be used. This allows the analysis to establish where Clay County is seeing exports from the state as a whole.

This analysis is used to further understand which occupational areas are exporting goods and services outside the area, thus importing dollars into

the local economy. The five occupational categories used in the analysis are listed below:

- Managerial business, science, and arts occupations;
- Service occupations;
- Sales and office occupations;
- Natural resources, construction, and maintenance occupations, and;
- Production, transportation, and material moving occupations

A concept directly related to the basic/non-basic analysis is the base multiplier. The base multiplier is a number which represents how many non-basic jobs are supported by each basic job. A high base multiplier means that the loss of one basic job will have a large potential impact on the local economy if changes in employment occur. The rationale behind this analysis is that if basic jobs bring new money into a local economy, that money becomes the wages for other workers in the economy. Therefore, more money is brought in by basic jobs creates more non-basic jobs.

Basic Employment

The occupation categories are compared to the same categories for the state. Where Clay County's percentage exceeds the state's percentage there is basic employment. Table 5.2 indicates Clay County has exports in two of the occupational categories, these are:

- Sales and office occupations, and;
- Natural resources, construction and maintenance occupations

Having basic employment in two of the five categories represents a very unbalanced economy in Clay County. Both could be stronger. In addition, if the county were to bring the other three categories up to being basic, the local economy would begin to be balanced and would be able to weather smaller to average economic swings. As it stands, Clay is not able to weather smaller or average economic swings. The county needs to continually work on their Business Retention and Expansion process in order to make these employers stay in Clay County, and also to increase the other three categories.

TABLE 5.2: BASIC/NON-BASIC BY OCCUPATIONS

County	Management business, science, and arts occupations	Service occupations	Sales and office occupations	Natural Resources, construction and maintenance occupations	Production, transportation, and material moving occupations	Base Multiplier
Clay	35.6%	13.5%	21.7%	17.9%	12.2%	3.1
Washington	34.7%	14.7%	16.7%	15.7%	18.0%	4.0
Riley	42.8%	20.4%	20.8%	7.4%	8.5%	6.9
Geary	21.7%	24.6%	18.2%	8.9%	18.7%	5.4
Dickinson	31.6%	18.5%	21.2%	12.5%	15.9%	8.8
Ottawa	34.1%	14.2%	24.3%	11.9%	15.5%	4.7
Cloud	37.2%	14.0%	16.8%	15.7%	15.7%	1.6
Kansas	38.6%	16.7%	18.0%	12.1%	15.7%	NA

Source: American Community Survey 2019

The information in Table 5.2 shows Clay County has a base multiplier of 3.1, which means for every job considered to be basic, 3.1 other jobs in the county are supported and/or impacted. This is illustrated by comparing the basic and non-basic percentages against each other.

This indicates for every job tied to exportation of goods or services, there are 3.1 jobs created/ supported by the dollars coming into the community. Therefore, if Clay County lost just one of the jobs tied to exports then there is the potential to lose approximately 3.1 jobs from the non-basic employment side.

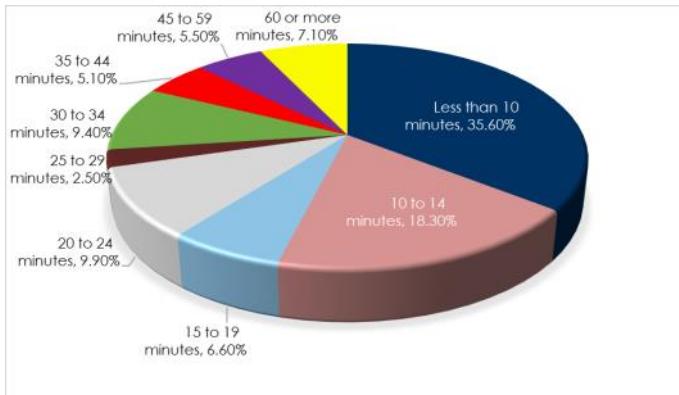
There is no magical multiplier a county can aim to achieve. Every county is different and the dynamics involved are different. The unique and ever changing dynamics are what make a particular county's economy unique and attractive to different employers. It is critical for a county to determine their future vision for business and industry and work towards that end. As previously mentioned it is also critical to diligently work towards a successful business retention and expansion program to support those employers already located in the county. Some counties become too focused on attracting the next big catch and forget about the opportunities existing employers can offer through expansion of their operations.

Commuter Trends

Figure 5.8 show the commuter characteristics for Clay County in 2010. Travel time to work is another

factor used to gauge where Clay County's workforce is employed. Figure 5.8 also shows how many residents of Clay County travel to work in each of the time categories.

Figure 5.8 indicates that in 2019 35.6% of the commuters were traveling 10 minutes or less to work. Those traveling 20 minutes or more to work totaled 39.5%, while those traveling an hour or more totaled 7.1%. In addition, of all workers counted by the Census, 4.3% worked from home.

FIGURE 5.8: TRAVEL TIME TO WORK


Source: American Community Survey 2019

TABLE 5.3: AGRICULTURAL CHARACTERISTICS

Agricultural Characteristics	1997	2002	2007	2012	2017	% Change
Number of farms	546	571	583	541	547	0.2%
Land in Farms (acres)	368,540	393,379	350,949	362,520	386,077	4.8%
Average size of farms (acres)	675	689	602	670	706	4.6%
Total area for Clay County (acres)	419,840	419,840	419,840	419,840	419,840	0.0%
Percentage of land in farms	87.8%	93.7%	83.6%	86.3%	92.0%	4.8%
Total cropland (acres)	258,258	261,844	216,556	230,795	259,735	0.6%
Harvested cropland (acres)	196,691	214,127	194,071	209,664	239,122	21.6%
Estimated Market Value of Land & Bldg (avg./farm)	\$382,985	\$639,101	\$702,200	\$1,414,350	\$1,914,257	399.8%
Estimated Market Value of Land & Bldg (avg./acre)	\$608	\$907	\$1,167	\$2,111	\$2,712	346.1%

Source: U.S. Census of Agriculture, 1997, 2002, 2007, 2012, 2017

Agricultural Profile

Table 5.3 identifies key components affecting Clay County's agricultural profile. This Table examines the number of farms, size of these farms, cropland data, and certain value criteria for these farms. The data are for 1997 through 2017.

Number of Farms

Table 5.3 indicates the number of farms within Clay County increased by 1 between 1997 and 2017. The total number of farms went from 546 in 1997 to 547 in 2017.

Land in Farms/Average size of Farms/ Cropland

Also included in Table 5.3 is the total land in farms within Clay County. From 1997 to 2017, Clay County saw a positive change of 4.8% by 2017. The total land in farms accounted for 92.0% of the total acres in Clay County, which is an increase of 4.8% from 1997.

The average size of each farm increased from 675 acres in 1997 to 706 in 2017. This goes against the trend of decreasing number of farms that has been experienced across Kansas and the United States for the last several decades. The overall increase was 4.6%. The total cropland in Clay County increased from 258,258 acres in 1997 to 259,735 acres in 2017 which was a change of 0.6%

In 1997, the harvested cropland in Clay County was 196,691 (76.2%) of total cropland and only 47.8% of the total land in farms. By 2017 the harvested cropland increased to 239,122 acres (92.1%) of total cropland. Total cropland did increase as did the total land in farms.

Estimated Market Value

Table 5.3 also shows the estimated market values of land and buildings, both by average per farm and average per acre. In 1997 the average value per farm acre was \$382,985. The average value increased in every Census of Agriculture until it reached an average per farm of \$1,914,257 in 2017; an increase of 399.8%. The CPI for this same period was approximately 47.0%; therefore the average value per acre increased at nearly eight times the rate of the CPI.

The increase in the average per farm also translates into an increase in the average per acre. The average value per farm in 1997 was \$608 and increased to \$2,712 in 2017, an overall increase of 346.1%. Again, this increase vastly exceeded the CPI and the rate of inflation for the period. The average per farm, statewide, was \$417,704 in 1997 and \$1,443,891 in 2017, an increase of 245.7%. Therefore, the average farm value in Clay County has been growing at a slightly greater rate than the state of Kansas.

TABLE 5.4: NUMBER OF FARMS BY SIZE CLAY COUNTY

Farm Size (acres)	1997	2002	2007	2012	2017	% Change
1 to 9	30	11	17	20	31	3.3%
10 to 49	33	71	82	61	76	130.3%
50 to 179	115	123	144	118	130	13.0%
180 to 499	128	123	130	139	128	0.0%
500 to 999	100	91	96	72	59	-41.0%
1,000 or more	140	152	114	131	123	-12.1%
Total	546	571	583	541	547	0.2%

Source: U.S. Census of Agriculture 1997, 2002, 2007, 2012, 2017

Table 5.4 indicates the number of farms by size from 1997 to 2017. The category with the greatest increases were in the farms averaging 10 to 49 acres, increasing by 43 farms, or 130.3%. The farms with 500 to 999 acres saw an overall decline, going from 100 farms in 1997 to 59 farms in 2017, a total change of -41.0%. Overall, however, Clay County went from 546 farms in 1997 to 547 farms in 2017, or a change of 0.2% for the period.

TABLE 5.5: FARMS AND LIVESTOCK BY TYPE

Type of Livestock	1997	2002	2007	2012	2017	%
Cattle and Calves						
Farms	345	292	276	243	264	-23.48%
Animals	39,701	34,758	35,063	30,552	32,673	-17.70%
Average per farm	115.1	119.2	127.1	125.7	123.8	7.55%
Beef Cows						
Farms	280	251	242	213	242	-13.57%
Animals	14,420	14,323	13,010	12,259	14,560	0.97%
Average per farm	51.5	57.1	53.8	57.6	60.2	16.83%
Milk Cows						
Farms	17	9	7	18	10	-41.18%
Animals	517	587	503	695	619	19.73%
Average per farm	30.4	65.2	71.9	38.6	61.9	103.54%
Hogs and Pigs						
Farms	68	33	19	13	11	-83.82%
Animals	42,547	25,579	35,486	21,957	54,035	27.00%
Average per farm	625.7	775.1	1867.7	1689	4912.3	685.10%
Sheep and Lambs						
Farms	12	10	5	5	11	-8.33%
Animals	1,221	548	(D)	96	490	-59.87%
Average per farm	101.8	54.8	-	19.2	44.6	-56.22%
Chickens (layers and pullets)						
Farms	18	18	3	31	21	16.67%
Animals	(D)	1440	434	2393	704	-51.11%
Average per farm	-	80	144.7	77.2	33.5	58.10%
Chickens (broilers)						
Farms	1	2	1	-	-	-
Animals	(D)	(D)	(D)	-	-	-
Average per farm	-	-	-	-	-	-

Source: U.S. Census of Agriculture, 1997, 2002, 2007, 2012 and 2017 (D) Information Disclosure - Information Withheld

Table 5.5 indicates the number of farms and livestock by type for Clay County between 1997 and 2017. The predominant livestock raised in Clay County have been hogs and pigs. Cattle and calves follow as the second highest number of animals in the county historically. Only hogs and pigs, milk cows, and beef cows saw an increase over the time period as far as number of animals. All farms by animal types decreased over the time period aside from chickens (layers and pullets).

As far as real numbers for these animal types, the following are the total numbers lost between 1997 and 2017:

- Cattle and Calves - 7,028 animals
- Beef Cows + 140 animals
- Milk Cows + 102 animals
- Hogs and pigs + 11,488 animals
- Sheep and lambs - 731 animals
- Chickens (layers and pullets) - 736 animals

TABLE 5.6: FARMS AND CROPS BY TYPE

Type of Crop	1997	2002	2007	2012	2017	% Change
Corn for Grain						
Farms	83	79	76	131	156	88.0%
Acres	11,647	15,245	15,421	32,427	49,488	324.9%
Average per farm	140.3	193.0	202.9	247.5	317.2	126.1%
Corn for Silage						
Farms	19	46	17	20	22	15.8%
Acres	758	5,145	852	1,234	977	28.9%
Average per farm	40	112	50	62	44	11.3%
Sorghum for Grain						
Farms	336	-	-	-	96	-71.4%
Acres	43,931	-	-	-	13,483	-69.3%
Average per farm	130.7	-	-	-	140.4	7.4%
Wheat for Grain						
Farms	380	332	303	284	217	-42.9%
Acres	85,361	84,971	80,987	69,545	55,453	-35.0%
Average per farm	224.6	255.9	267.3	244.9	255.5	13.8%
Oats						
Farms	39	35	17	-	6	-56.4%
Acres	816	697	217	-	93	-73.4%
Average per farm	20.9	19.9	12.8	-	15.5	-39.0%
Soybeans for Beans						
Farms	323	-	-	-	96	-70.3%
Acres	39,016	-	-	-	13,483	-65.4%
Average per farm	120.8	-	-	-	140.4	16.3%

Source: U.S. Census of Agriculture, 1997, 2002, 2007, 2012 an 2017
(D) Information Disclosure - Information Withheld

Table 5.6 indicates the number of farms and crop by type and the prominent crops grown in the county from 1997 to 2017. In addition, Table 5.6 indicates the total number of farms producing the specific crop and an average per farm.

Clay County has a mixture of crops grown throughout the county. These data are found in Table 5.6. As is the case in parts of Kansas, wheat is the king crop for Clay County. However, even the top crop has seen declines in production between 1997 and 2017; going from 85,361 acres planted in 1997 to 55,453 acres in 2017 or a change of -42.9%. Even with the decrease in acres planted in wheat, Clay County saw several crops increase in the total acres planted for the 1997 to 2017 time period. These were:

- Corn for Grain + 37,841 acres
- Corn for Silage + 219 acres

Agriculture, historically, has been a major part of the Clay County economy. It appears there is considerable indecision regarding the type of crops to plant in the future. The main crop Kansas is known for (wheat) seems to be on a declining trend regarding acres planted in Clay County. Corn and soybeans has been on the rise for some time in

Clay County. Some livestock appears to have a solid place in the local economy, such as hogs and pigs, though others such as cattle, sheep, or chickens do not. As future Census of Agriculture results become available, it will be interesting to see if these trends continue or are reversed.

Energy Industries

Energy production plays a major role in the Clay County economy. However, the economics of energy production will not be addressed in this chapter but in Chapter 10: Energy.

Economic Development Goals, Objectives, and Policies

Economic Development Goal ED-1:

Preserve and support agriculture in all forms. Agriculture is a major component of the economy in Clay County and should be supported as such.

Objectives and Policies

ED-1.1: Development in the county must be mindful of the impact on agricultural land.

ED-1.2: The County should strive to balance development and growth demand with the current land uses of the county.

Economic Development Goal ED-2

The County is missing out on considerable sales tax dollars due to online retail shopping and proximity to communities such as Manhattan, Salina, or Junction City, where there are more retail options. The County should strive to create a healthy and stable local economy that recaptures lost sales tax dollars by improving retention, expansion, and recruitment of businesses locally.

Objectives and Policies

ED-2.1: Create an incentive program or pursue funding for business incentivization programs.

ED-2.2: Investigate the development of a local loan fund for the support of entrepreneurship.

ED-2.3: Prioritize visits with corporate office headquarters of local primary employers once every two years. Or, sit down with local ownership to determine specific needs and concerns. The time to learn about their needs, issues, and concerns is the present, not when they are leaving the county.

ED-2.4: Encourage cooperation between governmental and civic organizations for identification and support of bolstering local economic development.

ED-2.5: Work cooperatively with local businesses to develop business transition plans so retirements do not also mean a loss of a business in the county.

ED-2.6: Perform business retention/expansion surveys for every primary/industrial company within the county at a minimum of once every two years.

ED-2.7: Encourage public/private partnerships for creative financing of local economic development and affiliated projects.

ED-2.8: Support and incentivize business growth and main street revitalization.

Economic Development Goal ED-3

The County should strive to make the county and its

communities attractive and viable for youth retention and attraction. Persons move to the county for the quality life offered here. Amenities are a key component of maintaining high quality of life in the county.

Objectives and Policies

ED-3.1: Determine what the county and its communities have to offer young people over regional communities. Those amenities identified should be prioritized through funding and strategic planning.

ED-3.2: Provide vocational training in schools for both agricultural and non-agricultural career paths.

ED-3.3: Improve the perception that there is not enough opportunity for all who wish to stay and work in the county.

Chapter 6

County Facilities

County Facilities

State and local governments provide a number of services and facilities to the citizens. Public facilities represent a wide range of buildings and services built and maintained by the different levels of government. These facilities and services provide residents with legal services, educational opportunities, and health care services designed to meet area needs.

Typically, and in the case of Clay County, many of the facilities serving the county are located within the major communities of a county (in this case, Clay Center) The following information is in regard to the facilities owned and operated by Clay County as well as other governmental entities in the county.

County Facilities Plan

The County Facilities Plan component of a Comprehensive Plan reviews present capacities of all public and private facilities and services.

The Facilities Plan for Clay County is divided into the following categories:

- County Buildings and Services
- Education
- Health Facilities
- Health Care Services

County Buildings and Services

Clay County Courthouse

Clay County has one facility making up the courthouse system. The courthouse is located at 712 5th Street Clay Center. The two-story building designed by architect J.C. Holland was constructed between 1900 and 1901. Designed in the Romanesque style, the structure features a hip roof, massive stonework and a clock tower in the center. In 1972, the building was listed on the National Register of Historic Places.



Photo 6.1: Clay County Courthouse circa 1948
Source: Unidentified

This facility houses the following departments:

- Appraiser;
- Attorney;
- Clay County Museum;
- Clay County Parks;
- Conservation District;
- County Clerk;
- District Court;
- Emergency Management;
- Emergency Medical Services (EMS);
- Extension Office;
- Floodplain;
- Health Department;
- Highway Department;
- Landfill;
- Register of Deeds;
- Sheriff;
- Treasurer & Motor Vehicle;
- Noxious Weed, and;
- Zoning

Source: <https://www.kshs.org/km/items/view/449307>; <https://www.claycountykansas.org/27/Government>

Highway Department

The Highway Department is located at 1515 17th Road in Clay Center. The department handles the operation and maintenance of roads, bridges, and intersections to ensure safe passage through the county.

The Highway Department is open from 7:30 to 4:00 PM, and can be contacted at 785-632-3456.

Source: <https://www.claycountykansas.org/203/Highway-Department>

Education

Public Schools

Clay County is served by two major school districts, Clay County USD 379 and Clifton-Clyde USD 224.

Clay County USD 379

USD 379 operates facilities in Clay Center and Wakefield, as well as virtual school options for K-12. The school district offers options for K-5 summer programming, as well as a project LEAD before and after school. The facilities are as follows:

- Wakefield K-12 School;
- Lincoln Elementary School;
- Garfield Elementary School;
- Clay Center Community Middle School;
- Clay Center Community High School, and;
- Twin Lakes Educational Cooperative

Source: <https://www.usd379.org/>

Clifton-Clyde USD 224

Clifton-Clyde is a 1-A school district one hour from Manhattan and one hour from Salina. USD 224 is configured with Pre-K through 7th grade facilities located in Clifton and a 8-12 High School located in Clyde. Clifton-Clyde Middle School is an award winning institution with exceptional community support. Clifton-Clyde High School is part of the Twin Valley League.

(Text modified slightly from website.)

Source: <https://www.usd224.com/page/who-we-are>

Parochial Schools

There are no parochial school facilities located in Clay County.

Post-Secondary Education

There are no post-secondary educational facilities located in Clay County. Near by, however are Kansas State University (Manhattan), Cloud County Community College (Concordia and Junction City), Manhattan Area Technical College (Manhattan), North Central Kansas Technical College (Beloit), and the Fort Riley Education Center (Fort Riley).

Health Facilities

Clay County Medical Center

Clay County has a major hospital in Clay Center, located at 617 Liberty Street. Manhattan is the closest larger city with more healthcare resources if needed. Clay County Medical center opened its doors in 1902 as the Clay Center Hospital. Between 1993 and 1998, the Hospital underwent a multi-million dollar renovation to improve the environment of care and healing for our patients and their families. Clay County Hospital is a 25-bed (3 in ICU, 3 in obstetrical, and 19 for inpatient care) critical access hospital that provides the following services:

- Birthing Center;
- Cardiac Rehabilitation;
- Convenient Care Clinic;
- Emergency Services;
- Imaging Services;
- Laboratory;
- Meadowlark Hospice;
- Occupational Health Services;
- Occupational Therapy;
- Pain Management;
- Pediatric Therapy;
- Physical Therapy;
- Speech Therapy;
- Respiratory Therapy;
- Surgery, and;

**FIGURE 6.1
COUNTY FACILITIES**

Clay County Boundary
Clay County Facilities

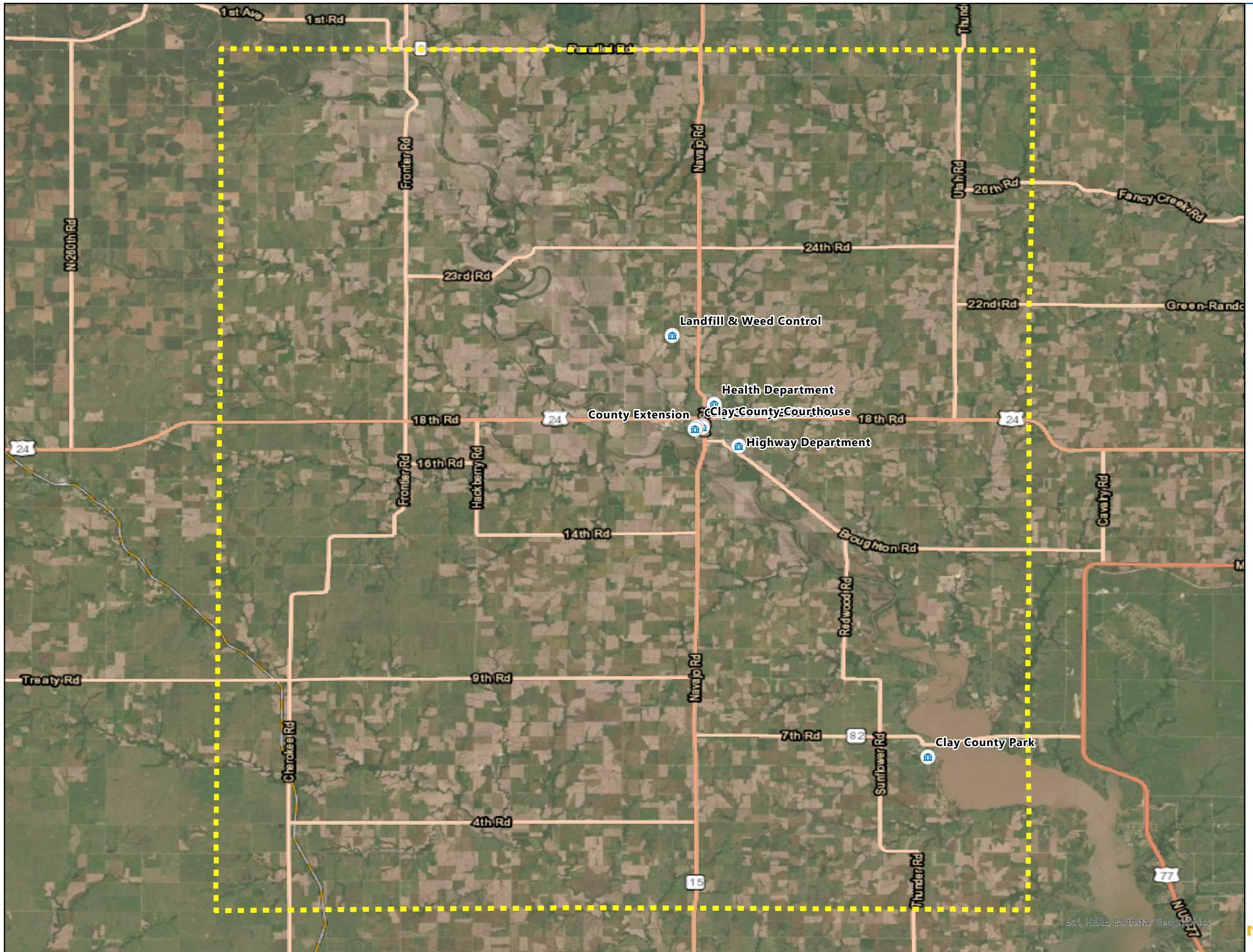
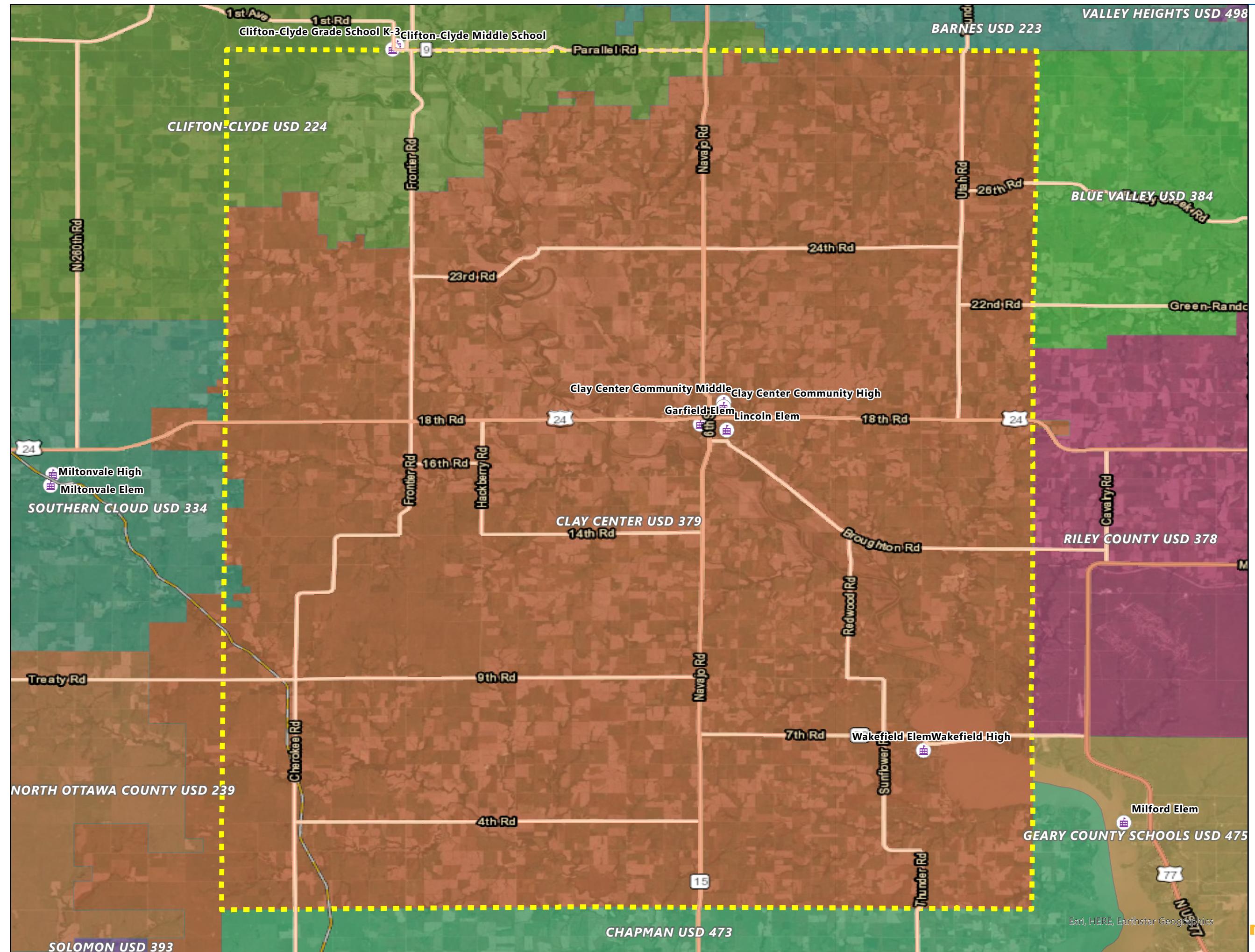




FIGURE 6.2 SCHOOL FACILITIES

School Facilities

 Clay County Boundary



- Convenient Care Clinic
(Text modified slightly from website.)
Source: <https://www.ccmcks.org/ourhistory.php>; <https://www.ccmcks.org/services.php>

Health Care Services

Health care services include both inpatient and outpatient services local to Clay County as well regional inpatient and outpatient services.

Pawnee Mental Health Services

Pawnee Mental Health Services is located in multiple cities throughout its 10 county area, including Clay Center. It serves residents of the 10 county region of Jewell, Mitchell, Republic, Cloud, Washington, Marshall, Riley, Pottawatomie, Geary, and Clay.

Services offered include:

- Adult rehabilitation services;
- Crisis services and crisis stabilization unit;
- Medical services;
- Recovery services
- Therapy services, and;
- Youth rehabilitation services

Source: <https://www.pawnee.org/>

Clay County Public Health Department

The Clay County Public Health Department works to protect and promote the health of Clay County residents. The Public Health Department is located in Clay Center at 820 Spellman Circle and offers the following services:

- Breast and cervical cancer program;
- Emergency preparedness;
- Family planning;
- Healthy start home visitor program;
- In home services;
- Immunizations;
- Influenza information;
- Sanitary codes;
- Women, infants and children;
- Child care licensing;
- Foot care, and;
- Maternal and child health

Source: <https://www.claycountykansas.org/175/Health-Department>

County Facilities Goals, Objectives, and Policies

Educational Goal EDU-1:

Maintain educational standards in the county through funding of facility improvement and spending on students.

Objectives and Policies

EDU-1.1: Promote and prioritize amenities that would retain students graduating from high schools in the county.

EDU-1.2: Create programs for students who desire virtual learning, vocational skills, and technical learning.

EDU-1.3: Prioritize funding to eliminate deferred maintenance in schools.

Educational Goal EDU-2:

Quality education is a vital component of positive growth. Although the County's role is limited, objectives and policies need to be established with regard to locating development to insure cost effective use of existing facilities.

Objectives and Policies

EDU-2.1: Cooperate with school districts in the county on expanding public uses of educational facilities.

EDU-2.2: The school systems should review all new development proposed within the zoning jurisdiction of Clay County so they can accommodate future school populations.

County Facilities CF-1:

Maintain the high standard for healthcare in the county. The services offered by the hospital in Clay County are a regional draw, and should be maintained as such.

Objectives and Policies

CF-1.1: Support expansion of facilities into the county, should new development of facilities be proposed.

CF-1.2: Prioritize funding to eliminate deferred maintenance in the healthcare facilities.



Chapter 7

Parks, Recreation,

and Attractions

Parks, Recreation, and Attractions

The County Parks/Recreation/Attractions section includes a brief description of the facilities located throughout Clay County, including the communities. Even though parks are typically located within municipalities, they do serve the needs of the county residents residing outside of the municipalities. Parks, recreation, and attractions provide residents with social, cultural, and recreational opportunities.

County Parks and Recreation

County parks and recreation, outside the communities, is limited primarily to hunting, fishing, and camping.

Milford Lake

Located southeast of Clay Center, Milford Lake is the Fishing Capitol of Kansas. The largest lake in the State has 163 miles of shoreline where visitors will find sandy swimming beaches and 14 public ramps for launching boats, canoes, or sailboats. The lake has both public and private campgrounds, a resort, RV sites, cabins and primitive camping sites.

The Fishing Capital of Kansas

Fishing is what makes Milford Lake special. Anglers will find an abundance of fish; including Wipers, Walleye, Crappie, Largemouth, Smallmouth and Spotted Bass, Blue and Channel Catfish, and

Whitebass. The current Kansas record Smallmouth Bass (6.88 Pounds) was caught at Milford. Milford Lake has been nationally recognized and has hosted some of the most prestigious fishing tournaments in America. These include:

- In-Fisherman - Professional Walleye Trail National Championship;
- B.A.S.S. Federation Nation Championship;
- Cabela's KingKat National Catfish Championship;
- Cabela's National Team Walleye Championship 2003;
- Central Pro-Am Association Bass Championship;
- B.A.S.S. Bass Club World Championship Regional Qualifier;
- Kansas State University/Cabela's Ahearn Scholarship Fishing Tournament;
- Kansas Governor's Wildscape Golf and Fish Classic, and;
- Cabela's National Team Walleye Championship 2015

(Note: Text modified slightly from website.)

Source: <https://www.junctioncity.org/58/Milford-Lake>

Community Parks and Recreation

This section describes the different parks available throughout the communities of Clay County. Some communities that are unincorporated do not have parks.

Clay Center

Clay Center offers three beautiful parks with several attractions for residents. Dexter Park offers a unique playground called "Safari Run" that provides a new play opportunity for the children of Clay Center and surrounding communities, regardless of age or ability. Features include;

- Toddler and child play areas;
- ADA compliant swing sets;
- Multiple covered picnic areas, and;
- A band shelter

Huntress Park is tucked in the middle of Clay Center, just off of Highway 24 and is also the home of the Clay Center Swimming Pool. Visitors can also enjoy a 9-hole disc golf course. Features include:

- Child play areas;
- Aquatic park, and;
- Covered picnic areas

Utility Park and Zoo is situated right next to a small zoo that has been recently renovated. Utility park is taken care of by the Public Utility Department of Clay Center. Features include:

- Large shaded playground;
- Bridges and fountains;
- Gazebos;
- Picnic area;
- Walking trail, and;
- A small free zoo

The Clay County fair grounds are also located in Clay Center.

Source: <https://www.cityofclaycenter.com/community/parks/>



Photo 7.1: Band shell in Dexter Park

Source: Marvin Planning Consultants

Clifton and Vining

Clifton and Vining are home to Berner Memorial Park. Berner Memorial Park offers parkgoers ball fields, horseshoes, a kiddie park, picnic pavilions, a swimming pool, and a tennis court. Veteran's Memorial monument highlights the entrance of the park.

Source: <https://www.travelks.com/listing/berner-memorial-park/2567/>

Green

The Works Progress administration built Green's City Park in 1938.

Source: <https://livingnewdeal.org/projects/green-city-park-green-ks/>

Longford

Longford is home to a splash park, which opened in 2014, and the Longford Rodeo, which has been running for 66 years since 1955.

Source: <https://www.longfordks.org/attractions>

Oak Hill

Harder Park, located nearby Oak Hill, offers visitors a picnic facilities and playground equipment.

Source: <https://www.claycountykansas.org/264/Oak-Hill>

Wakefield

Wakefield residents can enjoy Clay County Park's camping facilities as well as city ballfields.

Golf Courses

The 9-hole "Clay Center" course at the Clay Center Country Club facility in Clay Center features 2,639 yards of golf from the longest tees for a par of 34. Designed by Floyd Farley, ASGCA, the Clay Center golf course opened in 1964.

Source: <https://www.golflink.com/golf-courses/ks/clay-center/clay-center-country-club>

Attractions

Throughout Clay County, including the communities, there are numerous attractions, including natural areas, museums, historical sites, points of interest, and festivals.

Natural Areas

Kansas Landscape Arboretum

The Kansas Landscape Arboretum lies just south of Wakefield on the west side of Milford Lake. Over 1,000 species of native and exotic woody plants adapted to the Kansas environment are found here. The Arboretum is open daily from 8 A.M. to dusk, March 1 to October 31. Visitors can stop at the kiosk off the Utah street entrance for a

brochure. Much of the area is left in native vegetation, and foot trails provide easy access to both prairie and woodland habitats.

Although the area is managed for plant life, wildlife can also be found. Deer are often spooked from the wooded areas during the middle of the day. Nest boxes for eastern bluebirds have been erected to enhance viewing opportunities. The woods attract Harris' sparrows, northern cardinals, blue jays, and several species of woodpeckers. Visitors can approach the pond on the Bird Sanctuary Trail cautiously for an opportunity to spot wood ducks, widgeon or green herons. From the arboretum, Milford Reservoir is visible to the east.

The causeway over the north end of the reservoir, just east of Wakefield, is one of the area's best sites for wildlife viewing. Clay County Park, on the west end of the causeway, is a good place to park while scanning the area for birds. In winter, as many as 50 bald eagles have been seen. Flocks of white pelicans are common during spring and fall. Ducks, geese, cormorants, grebes, herons, gulls, and shorebirds are also abundant during migrations. There is a picnic area by the Schroeder Garden near the caretaker's house (east side of Utah Road south of 5th street).

There are four short trails on the Arboretum. At 1 mile, the Woodland Trail is the longest. The Bird Sanctuary Trail circles a small pond. The Meadow Willow Trail follows a riparian corridor and the Wild Acres Trail circles a prairie meadow.

(Text modified slightly from website.)

Source: <http://www.naturalkansas.org/kansas.htm>

Museums

Clay County Museum

The Clay County Museum is housed in the former W. Smith building constructed in 1925. Before the museum moved into this building it was the Orr's Furniture City Store.

The Clay County Museum has an impressive timeline showing the fascinating history of Clay County. It also includes exhibits of households, schools, churches, medical practices, clothing, toys, agriculture, and area towns. Visit and enter our 'Story Store' where visitors can tell their story about their years in Clay County and it will be recorded for future generations. The museum's research resources include: newspapers, maps, obituaries, marriage licenses, community & family histories, photographs, school annuals,

genealogies, and much more.

Source: <https://www.claycountykansas.org/149/Clay-County-Museum>

Historical Sites

There are four historic sites on the national and state register of historic places.

Auld Stone Barn

Built to breed and raise horses, the Auld Stone Barn was constructed 1908-1910 by its owner James Auld. Nominated for its architecture, the barn features a native limestone foundation and base and wood and metal sheathing on the upper level. Three gabled dormers line the south-facing elevation. Arched stone openings run along the south-facing elevation that Auld himself cut and constructed.

Source: https://www.kshs.org/natreg/natreg_listings/search/county:CY



Photo 7.2 Auld Stone Barn

Source: flickr.com

Clay County Courthouse

Situated in the courthouse square in Clay Center, the Clay County Courthouse was constructed in 1900-1901 on land donated by the town's founder. Designed by architect J. C. Holland of Topeka, the courthouse is a two-story, Romanesque-style building with a dominant central clock tower and massive stone masonry. J. C. and H. H. Ziegler and J.T. Dalton of Junction City were contractors with the A. H. Andrews Company of Chicago furnishing the interior. The courthouse was nominated for its architecture.

Source: https://www.kshs.org/natreg/natreg_listings/search/county:CY



Clay Center Carnegie Library

Constructed circa 1912, the Clay Center Carnegie Library is a two-story, gray brick, Neo-Classical-style building. It retains many classical details including Doric capitals, Ionic columns, and a pediment frieze. It was nominated as part of the "Carnegie Libraries of Kansas Multiple Property Submission" for its architecture and as part of the Carnegie Corporation Library Building Program.

Source: https://www.kshs.org/natreg/natreg_listings/search/
county:CY

Clay Center Downtown Historic District

Clay Center has served as an agricultural market town for the surrounding trade area in the Republican River valley. The historic district includes the central core area of the historic commercial district that developed in the 1870s and 1880s. In 1973, a major tornado damaged some buildings on the south side and east side of downtown but missed the buildings now included in the historic district.

Source: https://www.kshs.org/natreg/natreg_listings/search/?county:CY

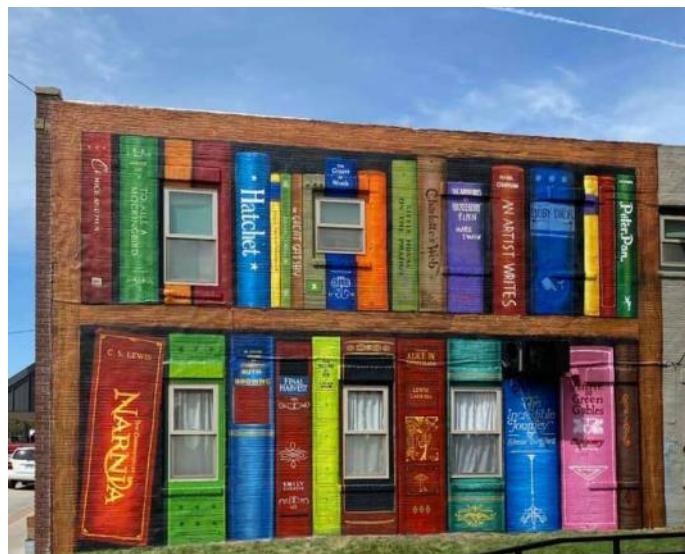


Photo 7.3: Mural on side of Carnegie Library

Source: Salina Post



Chapter 8

Public Safety

Public Safety

Public safety encompasses county law enforcement, emergency medical services (EMS), fire departments, emergency management, and noxious weed control. These services are made up of municipal and county-wide providers.

County Law Enforcement

Located in Clay Center at 539 Lincoln Ave, the Clay County Sheriff's Office patrols the entirety of Clay County with a sheriff, undersheriff, a number of deputies and dispatchers, and assistance from a network of storm spotters and first responders. The Sheriff's Office is home to the jail and dispatch facility, both serving the entire county.

Source: <https://www.claycountykansas.org/216/Sheriff-Office>

12th Judicial District Court of Kansas

District Courts are created by the Constitution. They are the trial courts of Kansas, with general original jurisdiction over all civil and criminal cases, including:

- Care of the Mentally Ill
- Conservatorships
- Damage Suits
- Divorce and Domestic Relations
- Guardianships
- Juvenile Matters
- Probate and Administration of Estates
- Small Claims

Clay and Riley counties make up the 21st Judicial

District. The district has three district court judges and two district magistrate judges. The chief judge, in addition to his judicial responsibilities, has general control over the assignment of cases within the district and general supervisory authority over the administrative functions of the court.

Source: <https://www.claycountykansas.org/215/District-Court>

Emergency Medical Services

Clay County EMS is a Kansas Licensed Type II-A Ambulance Service that provides emergency Advanced Life Support Pre-hospital Healthcare to citizens and visitors of Clay County.

The Emergency Department is covered by an on-call medical care provider and trained nurses who are certified in Advanced Cardiac Life Support, Trauma Nursing Core Course and Pediatric Advanced Life Support. Our Emergency Room is fully equipped to handle emergencies in the community. A helicopter landing pad to ensure proper transport to larger hospitals if necessary.

Source: <https://www.claycountykansas.org/178/Emergency-Medical-Service-EMS>; <https://www.ccmcks.org/emergencyservices.php>

Fire Department

Clay Center Fire Department

Located at 504 Grant Ave, the City of Clay Center Fire Department is an ISO Class 3 Combination Department consisting of 7 full-time members and 16 volunteer members. The department also has an explorer's program with 4 to 8 explorers. Full-time

firefighters are on a 24/48 schedule consisting of 3 shifts. Each shift has a fire officer and a firefighter on duty at all times. These personnel are responsible for driving and operating fire apparatus. They also conduct fire inspections, maintenance of dept. vehicles, all hose and hydrant testing, and fire prevention programs. Volunteer firefighters meet bi-monthly and train 6 hours per month on a variety of topics such as fire suppression, vehicle extrication, hazardous materials, high angle rescue and confined space rescue.

Source: <https://www.cityofclaycenter.com/government/departments/>

The Kansas Noxious Weed Law, KSA, Chapter 2, Article 13, requires all persons who own or supervise land in Kansas to control the spread of and to eradicate all weeds declared by legislative action to be noxious. Copies of the State Weed Law are available at the Noxious Weed Office.

Other Fire Departments

- Clifton Volunteer Fire Department (309 W Parallel St)
- Green Rural Fire Department (907 Dixon Ave)
- Longford Rural Fire District 1 (227 Cherokee Rd)
- Morganville Rural Fire Department 1 (110 Main St)
- Wakefield Fire Department (622 Elm St)

Emergency Management

Clay County Emergency Management provides an emergency management program to effectively mitigate against, prepare for, respond to, and recover from all types of major emergencies or disasters. They also work to educate and train Clay County citizens, responders, and governing officials so that a disaster's impact on people, property, and communities is minimized.

The comprehensive emergency management program includes all four phases of emergency management:

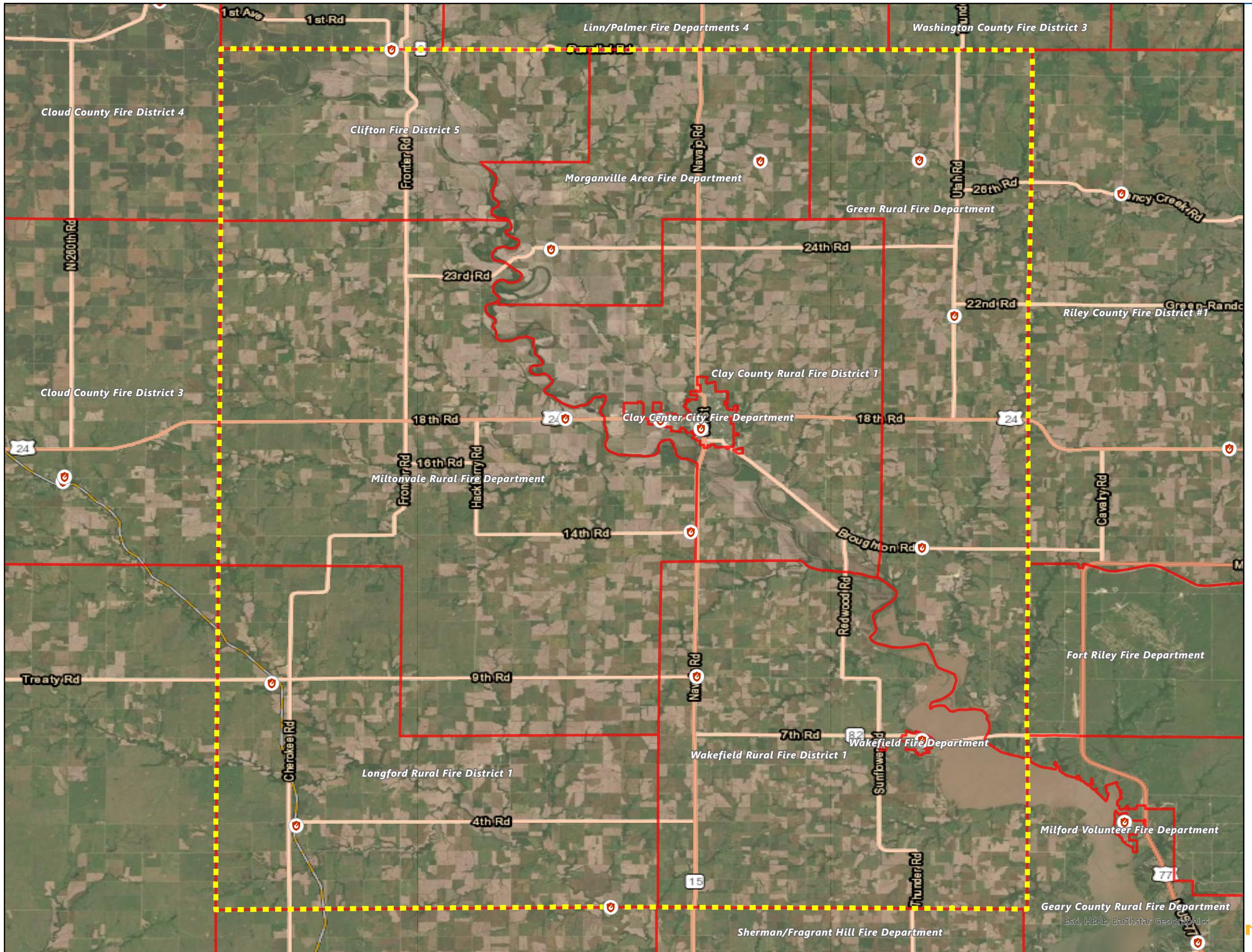
- Mitigation
- Preparedness
- Response
- Recovery

Noxious Weed Department

Located at 1330 21st Rd in Clay Center, the purpose this county office is charged with is: (1) enforcing the State Noxious Weed Law within the county boundaries and (2) providing information and material to help control and eradicate noxious weeds. The Kansas Legislature has declared 12 weeds as noxious. They are: Musk Thistle, Field Bindweed, Canada Thistle, Leafy Spurge, Russian Knapweed, Kudzu, Bur Ragweed, Quackgrass, Sericea Lespedeza, Pignut, Johnson Grass, and Hoary Grass.

**FIGURE 8.1
FIRE DISTRICTS**

- Fire Stations
- Fire Districts
- Clay County Boundary



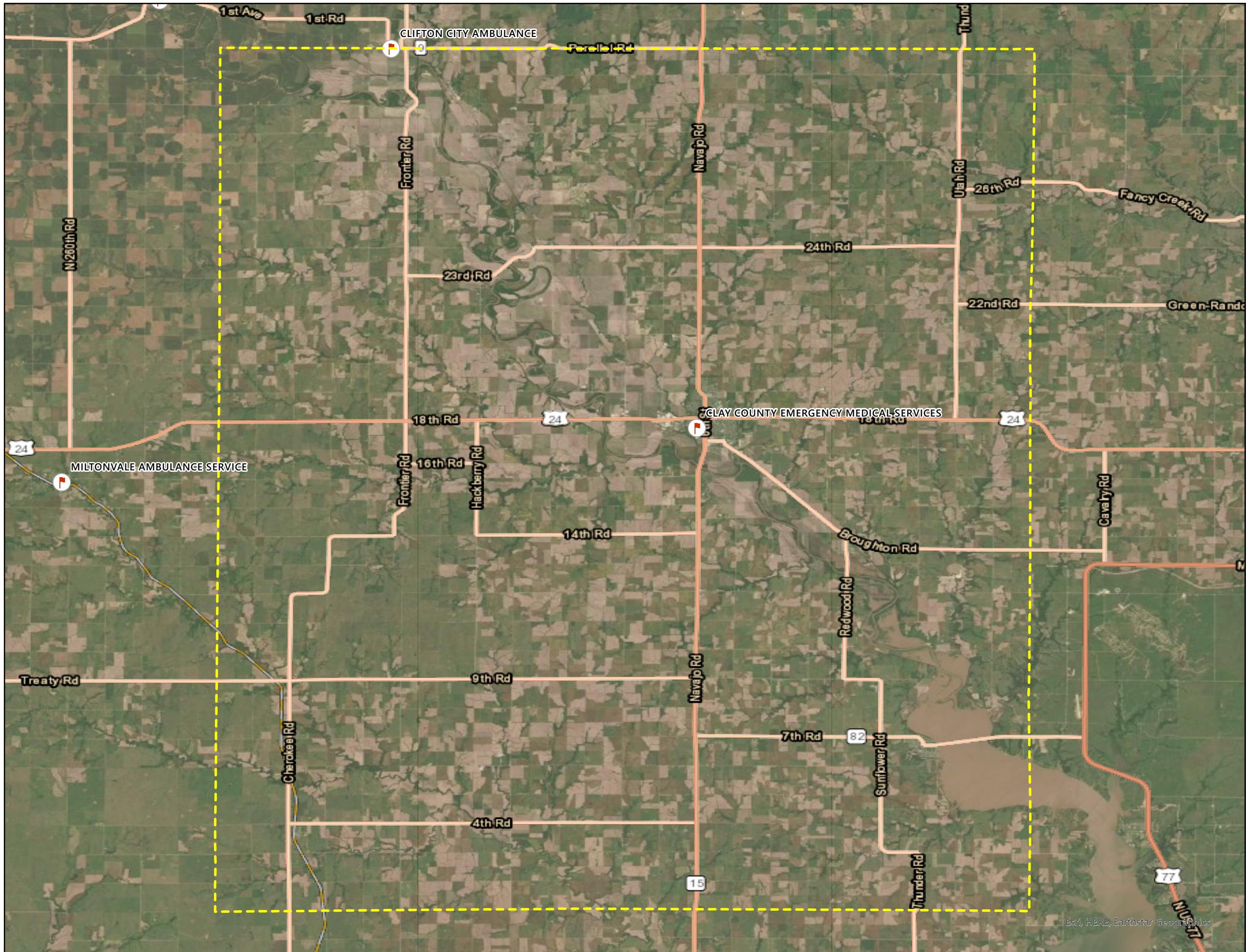


COMPREHENSIVE PLAN

FIGURE 8.2
EMERGENCY MEDICAL
SERVICES

Clay County Boundary

EMS Locations



Public Safety Goals, Objectives, and Policies

Public Safety Goal PS-1:

Protect critical infrastructure and prevent future ecological disasters. Critical infrastructure includes water, roads, and bridges.

Objectives and Policies

PS-1.1: Work with the Emergency Management Department to develop a plan to protect critical infrastructure from disasters such as floods or contamination of water.

Public Safety Goal PS-2:

Local law enforcement is critical to the long-term safety of the county residents.

Objectives and Policies

PS-2.1: Clay County needs to continue to support law enforcement via the budgetary process.

PS-2.2: The continued safety of the general public will be greatly dependent upon the coordination and cooperation of all area law enforcement agencies.

Public Safety Goal PS-3:

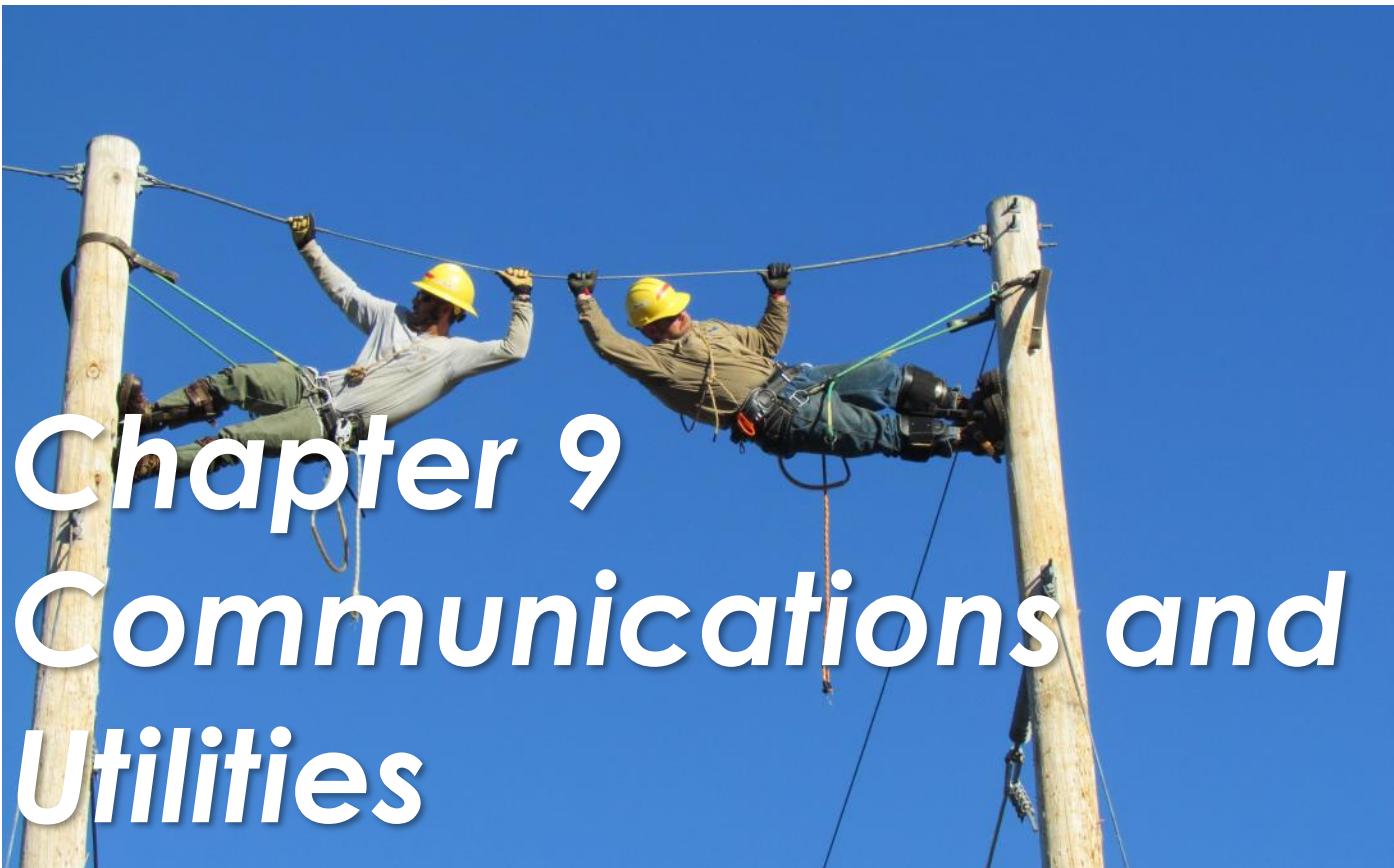
Public Safety also includes medical first responders.

Objectives and Policies

PS-3.1: Similar to law enforcement, medical first responders need to be continually supported fiscally.

PS-3.2: Coordination and cooperation between medical units needs to continue into the planning period.

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Chapter 9

Communications and Utilities

Communications and Utilities

Communication and utilities are critical to most people. As humans, we want to stay in touch with our families, friends, and the day to day activities and news occurring around us. This Chapter provides the different communication media available throughout Clay County. In addition, the Chapter examines the different utilities and their providers located in Clay County.

Communications

Communication comes in many forms. Residents communicate via newspapers, television, cable, radio, and the internet. This section will identify the different providers available within Clay County.

Newspapers

Clay Center Dispatch

The primary local newspaper is the Clay Center Dispatch. The paper has both a printed and on-line presence. The printed edition is distributed once a week on Tuesdays, and is also available online.

Television

Clay County has a number of local over the air television stations, these include:

- KTWW out of Manhattan;
- WIBW out of Topeka;
- KAAS out of Salina;
- KSQA out of Topeka;
- KSNT out of Topeka, and;
- KTKA-TV out of Topeka

Broadband and Cable

Vyve Broadband Cable

About 73.98%, or 6,314 people, have Vyve Broadband cable internet available to them in the county. The company covers the entire Clay County area. Vyve Broadband is below average when comparing download speeds to all other internet providers in the county. Versus other cable providers in the area, Vyve Broadband cable is the fastest. There are no different maximum speeds throughout the county. The fastest plan anyone can order from Vyve Broadband goes up to 100 Mbps, and all customers can get this speed. Download speeds tend to be faster than upload speeds for Vyve Broadband cable. Compared to other ISPs, Vyve Broadband is below average where upload speeds are concerned, but the fastest compared to other cable providers. Vyve Broadband offers no different upload speeds across the county. The fastest upload speed available to anyone from this ISP in Clay County is up to 10 Mbps, which is available to everyone covered.

Source: <https://bestneighborhood.org/cable-tv-and-internet-clay-county-ks/>

Twin Valley Communications

Until February of 2006, Twin Valley served 2,000 customers over an 850 square-mile area of north-central Kansas. Maintaining the tradition of continual growth, the company completed the acquisition of 13 exchanges. With the acquisition, the company's customer base grew to 6,600 customers over a 2,400 square-mile radius.

Twin Valley buried fiber to each home in all 13 new exchanges. This major investment allows residents to receive state-of-the-art communications and entertainment products, such as high-speed Internet and digital high-definition TV. The build-out of the fiber network was completed in 2009.

In 2008, Twin Valley took on another large fiber to the home project in Clay Center. The company became a CLEC in Clay Center that provides telephone, digital TV, and Internet.

(Note: text modified slightly from website.)

Source: <https://twinvalley.net/>

Other Internet Providers

- AT&T;
- EarthLink;
- Kansas Broadband;
- Viasat, and;
- HughesNet

Utilities

Maintaining the existing infrastructure and providing opportunities for growth, where appropriate, is an important consideration for Clay County. By efficiently planning for maintenance and strategically locating maintenance equipment and personnel, the county can ensure maintenance and construction occur in a timely and cost effective way.

Storm Drainage

Storm drainage is handled by surface drainage throughout the county's jurisdiction. Storm drainage flows into the county's network of swales, ditches, and streams during heavier rains and eventually into one of three major waterways flowing through the county. The Republican River flows northwest west to southeast through the middle of the county. The Republican River eventually flows into Milford Lake. The southwestern part of the county is drained by Chapman Creek and the northeast corner is drained by Fancy Creek (which eventually flows into Tuttle Creek).

Rural Water Systems

There are a number of different providers within Clay County for water. Some are municipal systems, some are provided by Rural Water Districts (RWD), some have a combination of the previous two, and there are private wells where groundwater can be located. However, most of the county water supply is provided by rural water districts and individual wells. The RWD's covering Clay County include:

- Clay RWD 1;
- Clay RWD 2;
- Dickinson RWD 1, and;
- Washington RWD 2

Much of the rural county depends on a series of rural water districts which in turn rely on water sources outside of Clay County.

Upgrading and expansion of the existing rural water distribution system would need to occur to support substantial new development in rural areas. Existing sources for the rural water districts are believed to have adequate water supplies but the current distribution system cannot support substantial growth. See Figure 9.1 for the coverage of the different rural water districts.

Clay RWD #1

Clay RWD #1 is the smallest and serves part of the northern part of the county. The distribution system for Clay RWD #2 has smaller line sizes and may need to be upgraded to provide additional water supply in Clay County. There is room for expansion of services on both the west and east side of the district if capacity and geography allow. The water system is made up of a mixture of 4 to 6 inch lines and some lines greater than 6 inches. See Figure 9.1 for the location of the RWD plus the location and size of their infrastructure.

Clay RWD #2

Clay RWD #2 services the largest amount of land for Clay County, and serves the southwestern part of the county. It is the largest Rural Water District. The RWD lies to the southwest of Clay Center. The majority of service lines in this RWD are less than 4 inches in diameter with some locations having lines from 4 to 6 inches. The main pump, well, and connections are located just north of Longford.

Dickinson RWD #1

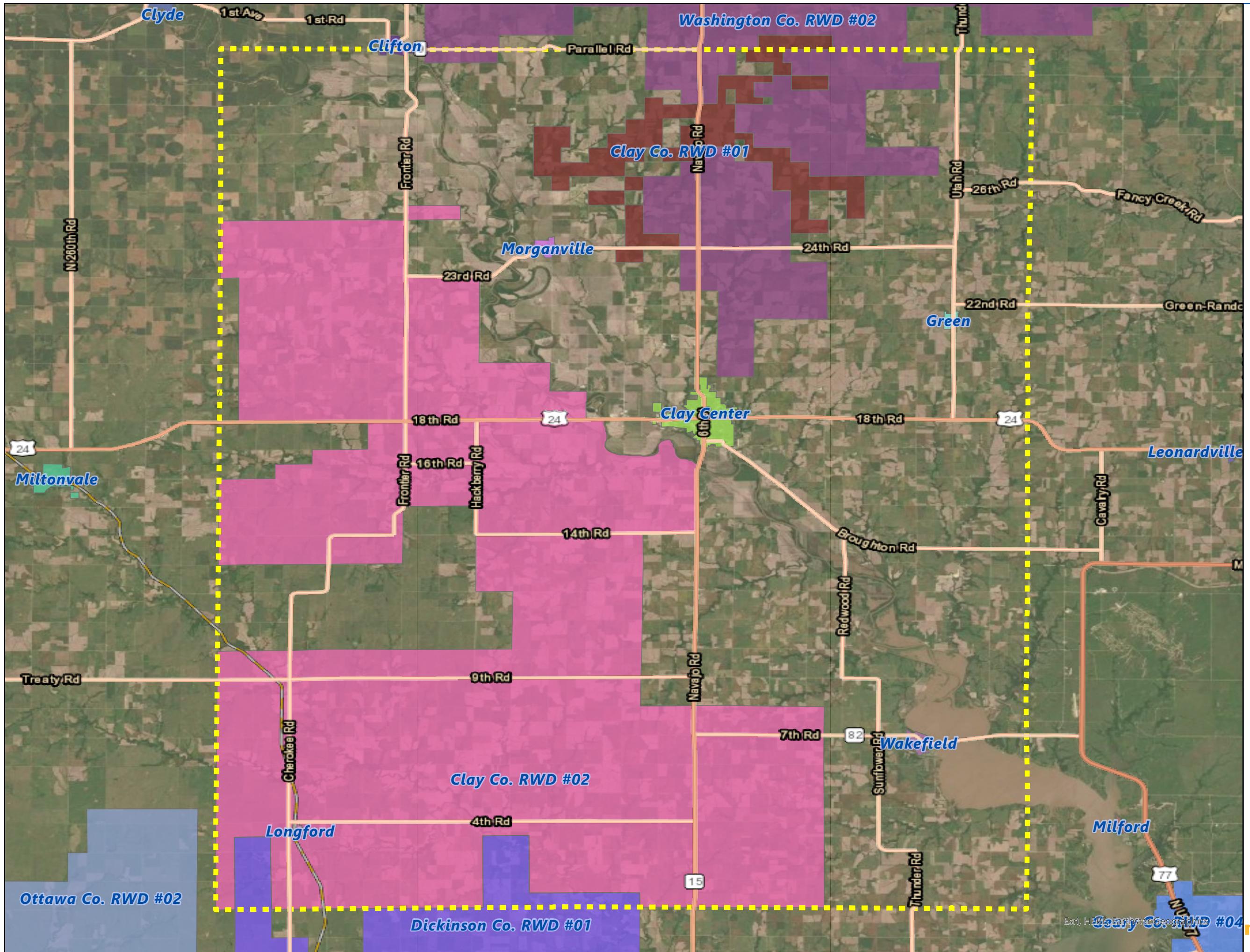
Dickinson RWD #1 serves a very small area on the southern border of Clay County, and the northern part of Dickinson County. The majority of service



COMPREHENSIVE PLAN

FIGURE 9.1 RURAL WATER DISTRICTS

 Clay County Boundary



lines in this RWD are 4 to 6 inches in diameter with some lines being less than 4 inches in diameter.

Washington RWD #2

Washington No. 1, serves the north eastern part of the county. It surrounds part of Clay RWC #1. It is also serves a very large portion of southern Washington County.

Wastewater

Developments outside of the municipalities of Clay County will typically be made up of multiple individual septic systems. These systems should continue to be monitored closely by the County Environmental Office. This includes proper separation distances from property lines and water supply wells as required by local codes and Kansas Department of Health and Environment (KDHE).

In subdivisions with a gross density of more than one unit per two acres, community wastewater systems meeting wastewater treatment standards established by the KDHE should generally be installed. In addition, the county should encourage replacement of septic systems in subdivisions with community systems when feasible. This is particularly important where residential densities are too high to accommodate replacement of septic systems.

Developments using individual septic systems should design lots to provide efficient septic fields that are not less than two acres. Thus, nearly square lots are desired or with a smaller ratio of depth to width are more effective than deep narrow lots.

Alternatives to individual septic system treatment should be encouraged especially where rock is relatively shallow below the ground surface.

Community wastewater treatment options include:

- Community collection systems with pumping to an existing community treatment facility;
- Community non-discharging lagoons and collection systems;
- Individual septic tanks with community collection systems and lateral fields, and;
- Community collection systems with packaged treatment plant facilities, tandem systems using individual septic tanks limit the cost of service lines by reducing solids from the liquid effluent and permit smaller, less expensive treatment plants.

In new developments, the county should also encourage the use of environmentally sensitive methods of wastewater treatment and disposal. The conservation concept and maintaining common open space provides greater opportunities for development of these systems.

Techniques such as spray irrigation and land treatment are becoming more applicable and should be considered for projects when feasible. This may represent cooperative efforts among several developments. With these methods, wastewater is aerated in deep lagoons and applied to the land surface at rates consistent with the absorption capacity of the soil. This process will require a close working relationship with KDHE to ensure all state and federal regulations are being met.

Other techniques that are also environmentally sensitive options include:

- Wastewater reclamation and reuse. This represents a refinement of the land treatment option. Treatment is typically achieved in deep aerated cells over 14 to 40 days. After further treatment and settlement, the water can then be applied to cropland and open space;
- Constructed wetlands, and;
- Artificial wetlands are gaining growing acceptance for treatment of wastewater. This technique supplements rather than replaces septic treatment. The wetlands provide further treatment for effluent and have been combined with aerobic treatment units (ATUs) before effluent is conducted to drainage fields

Communications and Utilities Objectives, and Policies

Communications and Utilities Goal PS-1:

As the work from home trend gains popularity, the county must be prepared for a workforce with capability of working from anywhere.

Objectives and Policies

CU-1.1: Prioritize providing fiber optic capability to those who do not yet have access to this utility.

CU-1.2: When possible, apply for or work with federal and state funds to provide fiber optic capability to the unincorporated areas of the county.

Chapter 10

Energy

Energy

Energy usage in the early 21st Century is becoming a critical issue throughout Kansas as well as the entire United States. Our dependency on non-renewable energy sources has increased significantly over the past 100 years. Energy consumption comes in several forms, such as:

- Lighting our homes, businesses, and industries;
- Cooling and heating our homes, businesses, and industries;
- Heating our water for homes, businesses, and industries;
- Food preparation;
- Transportation – both personal and business related;
- Agricultural equipment, and;
- Recreation and Entertainment – vehicular, computers, music, etc.

The 21st Century has ushered in an increased concern for energy usage and its impacts on the environment. This increased concern for the environment created a better understanding of the carbon footprint generated by any one individual as well as striving towards modifying our behavior patterns in order to lessen the footprint. In addition, the phrase and concept of sustainability has become more widely used, even in Kansas.

Energy in Clay County refers to both the oil and natural gas industry as well as the renewable energy industry. Energy is a critical asset in Clay

County.

Oil and Natural Gas in Clay County

Oil production is small but relevant to the overall economy and energy production in Clay County. Within the county, as of 2021, there are a total of 2 registered oil wells, which is down from a recent peak of 11 wells in 2009 and 2011. Table 10.1 shows the number of wells and production per year between 1995 and 2021. Between 1995 and 2021, the oil production in Clay County has been up and down, ranging from a high of 8,113 barrels in 2007 to a low of 613 barrels in 2021. Natural gas production, based upon the Kansas Geological Survey has not occurred in Clay County since at least 1995.



TABLE 10.1: OIL PRODUCTION AND WELLS, 1995-2021

Year	Production (barrels)	Wells	Cumulative (barrels)
1995	3,742	2	113,450
1996	3,700	2	117,150
1997	2,920	2	120,070
1998	3,275	2	123,345
1999	2,928	3	126,273
2000	2,500	3	128,773
2001	2,399	3	131,172
2002	2,419	3	133,591
2003	2,335	3	135,926
2004	2,147	3	138,073
2005	2,681	4	140,754
2006	4,952	7	145,706
2007	8,113	10	153,819
2008	5,294	10	159,113
2009	4,310	11	163,423
2010	3,789	10	167,212
2011	4,279	11	171,491
2012	3,023	10	174,514
2013	2,606	5	177,120
2014	3,903	8	181,023
2015	3,635	7	184,658
2016	2,564	6	187,222
2017	2,083	6	189,305
2018	1,491	7	190,796
2019	2,053	7	192,849
2020	2,671	7	195,520
2021	613	2	196,133

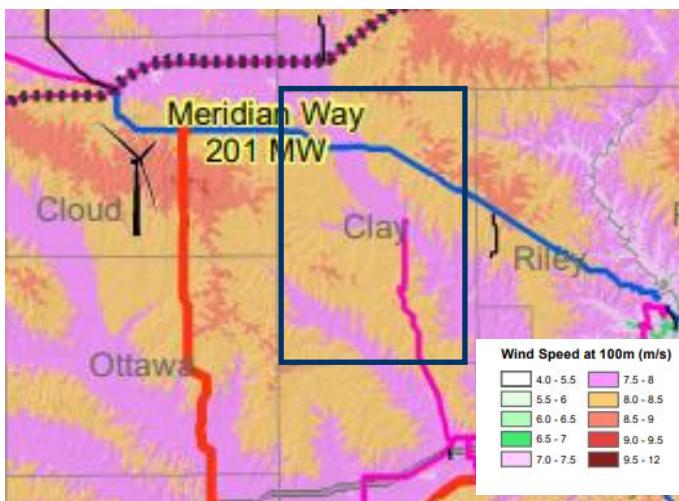
Source: Kansas Geological Survey

Renewable Energy

Renewable energy sources, according to most definitions, include natural resources such as the wind, the sun, water, and the earth (geothermal) that can be used over and over again with minimal or no depletion, as well as tapping into sources of methane (from natural resources or man-made conditions). The most common sources of renewable energy used in Kansas are the wind, the sun, water, and earth. The following are examples of how these renewable resources can be used to diversify the county's energy portfolio.

Wind

The wind is one of those resources in abundance in Kansas. Wind is not a new technology in Kansas; the pioneers that settled in Kansas used wind mills for power and to work the water wells on their farms and ranches. Wind can be used to produce electricity through the construction of small-scale or utility/commercial grade wind conversion systems (wind turbines). However, not all areas of the state have the ideal levels needed to produce electricity on a utility or commercial level; but the use of small-scale wind turbines on homes and businesses will work in most parts of Kansas.

FIGURE 10.1: WIND SPEED AT 100 (M/S)

Source: windexchange.energy.gov

Meters

According to the US Department of Energy's Office of Energy Efficiency & Renewable Energy, "Areas with annual average wind speeds around 6.5 meters per second and greater at 80-m height are generally considered to have a resource suitable for wind development. Utility-scale, land-based wind turbines are typically installed between 80- and 100-m high although tower heights for new installations are increasing—up to 140 m—to gain access to better wind resources higher aloft."

As shown in Figure 10.1, a majority of Clay County receives at least 7.5 meters per second of annual wind speeds when measured at 80 meters aloft. Therefore, Clay County, like much of eastern Kansas, is suitable for wind energy generation. Wind energy was asked about in the county wide survey as part of the process. The responses about wind energy were mostly positive support if rolled out the right way. See Chapter 2 for a review of the

responses received about wind energy.

Association, PAS Memo January/February 2009)

Solar

Solar energy has been around for decades and it last hit a high in popularity in the 1970's. However, today's solar energy design is much more efficient and aesthetically pleasing. Some of the aesthetic improvements have to do with the fact that today's systems are not as bulky as their ancestors. Today, solar is being used much like wind turbines, on a small-scale level (home or business) or a much grander level (solar farms).

Solar energy includes solar water and space heating as well as taking solar photovoltaic panels to convert the sun's rays into electricity. Solar costs, at the time of this plan, have been seeing dramatic cost decreases per kW. Solar is rapidly becoming much more affordable to install and use.

According to the Solar Energy Industries Association, there is great potential for solar generation in Clay County as a majority of the county and the state lies within some of the better areas in the country for solar potential.

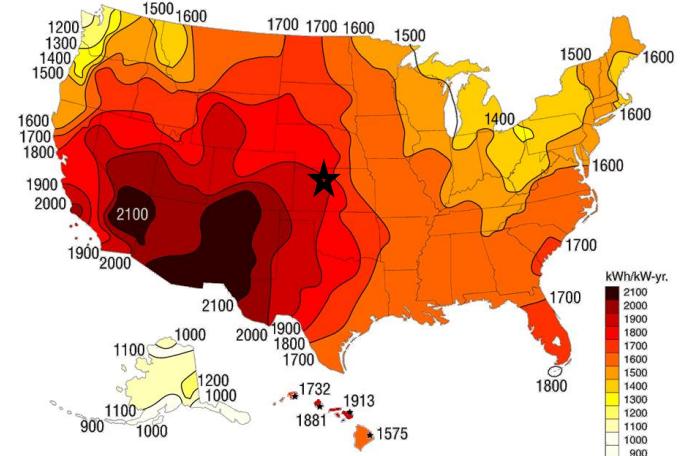
In the future, it may become desirable for new subdivisions/developments to incorporate dedicated renewable energy systems such as solar and wind. In order for this to occur, a standard subdivision regulation and zoning code would likely need to be modified in order to allow these systems.

Commercial solar provides opportunities for agricultural producers through the development of solar farms on lands with low to marginal production capacity. Instead of leaving land unfarmed, producers could work with energy developers to build new facilities.

Geothermal Energy

Geothermal energy is typically utilized through a process where a series of pipes are lowered into vertical cores called heat-sink wells. The pipes carry a highly conductive fluid that either is heated or cooled by the constant temperature of the ground. The resulting heat exchange is then transferred back into the heating and cooling system of a home or other structure. This is called a geothermal heat exchange system or ground source heat pump. The California Energy Commission estimates the costs of a geothermal system can earn net savings immediately when financed as part of a 30-year mortgage. (Source: American Planning

FIGURE 10.2: SOLAR POTENTIAL



Source: Solar Energy Industries Association

Methane Energy

The use of methane to generate electricity is becoming more cost-effective across the country. Methane electrical generation can be accomplished through the use of a methane digester which takes the raw gas, naturally generated from some form of decomposing material, and converts the gas into electrical power.

There have been some attempts to take the methane generated from animal manure and convert it into electricity; most have been successful but were costly to develop. Another approach to methane electrical generation is to tap into the methane being generated from a solid waste landfill; instead of burning off the methane, it can be piped into a methane convertor and generated into electricity for operating a manufacturing plant or placed on the overall grid for distribution.

Methane convertors make use of unwanted gases and are able to produce a viable product. As long as humans need to throw garbage into a landfill or the production of livestock is required, there will be a source of methane to tap for electrical generation.

Future Use of Energy In Clay County

Energy in the future is at a crossroads in the United States. There are some really wanting to move away from fossil fuels to all renewables and some wanting to limit renewable energy sources. Clay County is getting heavily vested in both directions.

Where Does Clay County Go From Here?

Based upon the survey results and the reduction in cost of wind and solar and demands for renewable and fossil fuels being where they are, Clay County will likely continue to see a solid mixture of both fossil fuels extraction and increased renewable energy production. The answer is truly not "rocket science" but until the market begins to make a major push one way or another, Clay County is in a good place and prepared to move in either direction.



Chapter 11

Hazards

Hazards

This Chapter of the Clay County Comprehensive Plan contains the description of specific hazards within the planning area. Good planning would dictate the need to include such issues as Hazards within the Comprehensive Plan. The information found in this Chapter has been taken from the current Region F Hazard Mitigation Plan written for the counties of Clay, Cloud, Dickinson, Ellsworth, Jewell, Lincoln, Mitchel, Osborne, Ottawa, Republic, Saline, and Smith. The discussion herein will be focused on those with a land use impact and only for Clay County.

Hazards Section

One of the key items within the hazard mitigation plan is a risk assessment for the future. The assessment is based upon the type of hazard event and likelihood of it occurring again in the future.

The types of hazards assessed are:

- Agricultural infestation;
- Civil disorder;
- Dam and levee failure;
- Drought;
- Earthquake;
- Expansive soils;
- Extreme temperature;
- Flood;
- Hailstorm;
- Hazardous materials;
- Land subsidence;

- Landslide;
- Lightning;
- Major disease outbreak;
- Radiological;
- Soil erosion and dust;
- Terrorism/Agri-Terrorism;
- Tornado;
- Utility/Infrastructure failure;
- Wildfire;
- Windstorm, and;
- Winter Storm

Hazard Mitigation Plan

The Multi-jurisdictional Hazard Mitigation Plan rates the 22 different hazards on Location, Maximum Probable Extent, Probability of Future Events, and Overall Significance.

It is critical to monitor hazards, even the ones rated as a Low Risk. The key to successfully addressing these incidents is to follow through with the Goals and Strategies developed to mitigate the issues. Successful mitigation will aid in minimizing the overall loss occurring from any hazard situation.

Vulnerabilities do not vary greatly across the planning area. Weather-related hazards such as drought, extreme temperatures, hail, tornados, windstorms, and winter storms affect the entire planning area. As such, one general profile will be created for these hazards. However, some hazards such as dam and levee failure, flood and landslide

may have local variances and multiple profiles may be developed if the risk does not match with the entire planning area.

For each identified hazard the following information is provided:

- **Hazard Description:** a general discussion of the hazard and includes information on potential warning time, the potential duration of the event, and potential impacts;
- **Hazard Location:** the geographic extent or location of the hazard in the planning area;
- **Previous Occurrences and Extent:** information on historic incidents and their impacts;
- **Hazard Vulnerability and Impact:** discussion of the vulnerability of the region, or specific jurisdiction as appropriate, and potential impacts of identified hazards;
- **Future Development:** potential results of future development related to hazards;
- **Probability of Future Occurrence:** frequency of past events used to gauge the likelihood of future occurrences, and;
- **Consequence Analysis:** analysis of the potential impacts using set criteria

Calculated Priority Risk Index

The North-Northwest Kansas HMPC used the calculated priority risk index (CPRI) methodology to prioritize each of the identified hazards. CPRI prioritization considers the following four elements of risk:

- Probability;
- Magnitude/Severity;
- Warning Time, and;
- Duration

The following table provides categories on which hazard risk are analyzed.

TABLE 11.1: RISK FACTORS

	Rating	Rating Parameters
Probability	4 Highly Likely	Event is probable within the calendar year Event has up to 1 in 1 year chance of occurring (1/1=100%) History of events is greater than 33% likely per year Event is "Highly Likely" to occur
	3 Likely	Event is probable within the next three years Event has up to 1 in 3 years chance of occurring (1/3=33%) History of events is greater than 20% but less than or equal to 33% likely per year Event is "Likely" to occur
	2 Occasional	Event is probable within the next five years Event has up to 1 in 5 years chance of occurring (1/5=20%) History of events is greater than 10% but less than or equal to 20% likely per year Event could "Possibly" occur
	1 Unlikely	Event is possible within the next 10 years Event has up to 1 in 10 years chance of occurring (1/10=10%) History of events is less than or equal to 10% likely per year Event is "Unlikely" but is possible of occurring
Magnitude /Severity	Rating	Rating Parameters
4 Catastrophic	4 Catastrophic	Multiple deaths Complete shutdown of facilities for 30 or more days More than 50 percent of property is severely damaged
	3 Critical	Injuries and/or illnesses result in permanent disability Complete shutdown of critical facilities for at least two weeks 25–50 percent of property is severely damaged
	2 Limited	Injuries and/or illnesses do not result in permanent disability Complete shutdown of critical facilities for more than one week 10–25 percent of property is severely damaged
	1 Negligible	Injuries and/or illnesses are treatable with first aid Minor quality of life lost Shutdown of critical facilities and services for 24 hours or less Less than 10 percent of property is severely damaged
Warning Time	Rating	Rating Parameters
45 minutes	4	Less than 6 hours
	3	6-12 hours
	2	12-24 hours
	1	24+ hours
Duration	Rating	Rating Parameters
4 hours	4	More than 1 week
	3	Less than 1 week
	2	Less than 1 day
	1	Less than 6 hours

Using the categories described in table 11.1. the following weighted formula was used to determine each hazard's CPRI:

$$\text{Probability} \times 0.45 + \text{Magnitude/Severity} \times 0.30 + \text{Warning Time} \times 0.15 + \text{Duration} \times 0.10$$

Based on their CPRI, each hazard was assigned a planning significance category. Each planning significance category was assigned a CPRI range, with a higher score indicating greater planning criticality. The following table details planning significance CPRI ranges.

TABLE 11.2: REGIONAL HAZARD CPRI PLANNING SIGNIFICANCE

CPRI Range Planning Significance

Planning Significance	CPRI Range	
	Low CPRI	High CPRI
High	3.0	4.0
Moderate	2.0	2.9
Low	1.0	1.9

Hazard	Probability	Magnitude/Severity	Warning Time	Duration	CPRI
Agricultural Infestation	1.5	2.0	1.0	4.0	1.8
Dam and Levee Failure	1.0	2.5	2.0	3.0	1.8
Drought	3.0	2.0	1.0	4.0	2.4
Earthquake	1.0	1.5	4.0	1.0	1.6
Expansive Soils	1.5	1.0	1.5	4.0	1.5
Extreme Temperature	3.0	1.5	1.5	3.0	2.2
Flood	3.5	3.0	2.0	3.0	2.9
Hailstorm	4.0	2.5	3.0	1.0	2.9
Land Subsidence	1.0	1.0	1.5	4.0	1.3
Landslide	1.0	1.0	3.5	1.5	1.4
Lightning	1.0	1.0	4.0	1.0	1.4
Soil Erosion & Dust	2.5	1.0	1.0	4.0	1.9
Tornado	3.5	3.0	4.0	1.5	3.1
Wildfire	3.0	2.0	4.0	2.0	2.6
Windstorm	4.0	3.0	2.5	2.0	3.3
Winter Storm	4.0	3.0	2.0	3.0	3.3

The terms high, moderate, and low indicate the level of prioritization of planning effort for each hazard, and do not indicate the potential impact of a hazard occurring. Hazards rated with moderate or high planning significance were more thoroughly investigated and discussed due to the availability of data and historic occurrences, while those with a low planning significance were generally addressed due to lack of available data and historical occurrences. The following table shows previous CPRI ratings for Clay County. Based on discussions with the HMPC, the CPRI's were reviewed and approved or modified as required.

The 2019 Multi-jurisdictional Hazard Mitigation Plan goes into far greater detail on each of these hazards; please review Chapter 4 of the Hazard Mitigation Plan for these details.

Hazards Goals and Policies

The following goals were established for the entire Hazard Mitigation Plan.

Goal 1: Reduce and/or eliminate the risk to the people and property of North-Northwest Kansas from the identified hazards in this plan.

Goal 2: Strive to protect all of the vulnerable populations, structures, and critical facilities in North-Northwest Kansas from the impacts of the identified hazards.

Goal 3: Improve public outreach initiatives to include education, awareness, and partnerships with all willing entities in order to enhance understanding of

the risks North-Northwest Kansas faces due to the impacts of the identified hazards.

Goal 4: Enhance communication and coordination among all agencies and between agencies and the public.

Hazards Funding Sources

The following funding sources are taken directly from the 2015 Multi-jurisdictional Hazard Mitigation plan.

- Hazard Mitigation Grant Program (HMGP):** The HMGP assists in implementing long-term hazard mitigation measures following Presidential disaster declarations. Funding is available to implement projects in accordance with State, Tribal, and local priorities.
- Pre-Disaster Mitigation (PDM):** The PDM program provides funds on an annual basis for hazard mitigation planning and the implementation of mitigation projects prior to a disaster. The goal of the PDM program is to reduce overall risk to the population and structures, while at the same time, also reducing reliance on Federal funding from actual disaster declarations.
- Flood Mitigation Assistance (FMA):** FMA provides funds on an annual basis so that measures can be taken to reduce or eliminate risk of flood damage to buildings insured under the NFIP.
- Public Assistance (PA) Grant Program:** The mission of FEMA's PA program is to provide assistance to State, Tribal, and local governments, and certain types of Private Nonprofit organizations so that communities can quickly respond to and recover from major disasters or emergencies declared by the President. Through the PA program, FEMA provides supplemental Federal disaster grant assistance for debris removal, emergency protective measures, and the repair, replacement, or restoration of disaster-damaged, publicly owned facilities and the facilities of certain private non-profit organizations. The PA Program also encourages protection of these damaged facilities from future events by providing assistance for hazard mitigation measures during the recovery process. The Federal share of assistance is not less than 75% of the eligible cost for emergency measures and permanent restoration. The grantee (usually the State) determines how the non-Federal share (up to 25%) is split with the

eligible applicants.

- **Small Business Administration (SBA) Disaster Loans:** The SBA provides low-interest disaster loans to homeowners, renters, businesses of all sizes, and most private nonprofit organizations. SBA disaster loans can be used to repair or replace the following items damaged or destroyed in a declared disaster: real estate, personal property, machinery and equipment, and inventory and business assets.
- The Housing and Urban Development Agency provides flexible grants to help cities, counties, and States recover from Presidential declared disasters, especially in low-income areas, subject to availability of supplemental appropriations.
- Community Development Block Grant Program - The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest continuously run programs at the Housing and Urban Development Agency. The CDBG program provides annual grants on a formula basis to 1,209 general units of local government and states. HUD provides flexible grants to help cities, counties, and states recover from Presidential declared disasters, especially in low-income areas, subject to availability of supplemental appropriations.
- Individual & Households, Other Needs Assistance (ONA) Program: The ONA program provides financial assistance to individuals or households who sustain damage or develop serious needs because of a natural or man-made disaster. The funding share is 75% Federal funds and 25% State funds. The ONA program provides grants for necessary expenses and serious needs that cannot be provided for by insurance, another federal program, or other source of assistance. The current maximum allowable amount for any one disaster to individuals or families is \$25,000. The program gives funds for disaster-related necessary expenses and serious needs, including the following categories:
 - Personal property;
 - Transportation;
 - Medical and dental;
 - Funeral;
 - Essential tools;
 - Flood insurance, and;
 - Moving and storage
- **Wildland Urban Interface (WUI) Grants:** The 10-

Year Comprehensive Strategy focuses on assisting people and communities in the WUI to moderate the threat of catastrophic fire through the four broad goals of improving prevention and suppression, reducing hazardous fuels, restoring fire-adapted ecosystems, and promoting community assistance. The WUI Grant may be used to apply for financial assistance towards hazardous fuels and educational projects within the four goals of: improved prevention, reduction of hazardous fuels, restoration of fire-adapted ecosystems and promotion of community assistance.

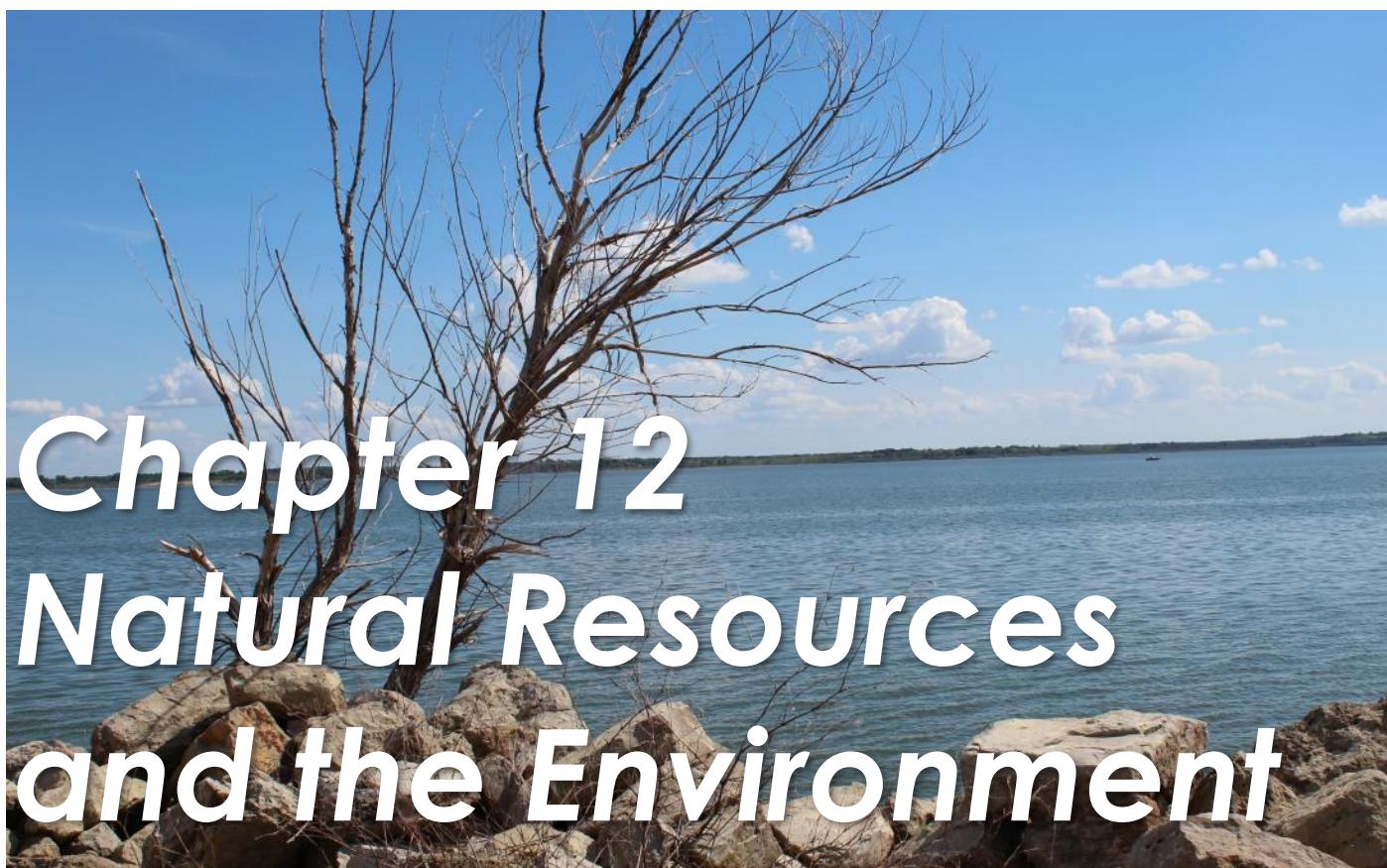
Mitigation Strategies

The following page contains key hazard mitigation strategies formulated during the study period.

Clay County Mitigation Strategies

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Current Status
Clay County-1	The County will work with the KDA-DWR to educate and promote local jurisdictional participation in the NFIP . The Kansas Division of Water Resources provides local training and education on the benefits of participation in the NFIP .	Flood (NFIP)	Emergency Manager, Floodplain Manager	Medium	3	Low	Local, State	Four years	Not started, lack of staff
Clay County-2	Advertise and promote the availability of Flood insurance to property owners by direct mail once a year.	Flood (NFIP)	Emergency Manager, Floodplain Manager	High	3, 4	Low	Local	Continuous	In progress
Clay County-3	Collect educational materials on individual and family preparedness and/or mitigation measures for property owners and display at both the library and routinely visited jurisdiction offices.	All Hazards	Emergency Manager	High	3	Staff Time	Local	Continuous	In progress
Clay County-4	Annually host a public "hazards workshop" in combination with local festivals, fairs, or other appropriate events.	All Hazards	Emergency Manager	Medium	3	\$100 per workshop	Local	Continuous	Not started, lack of funding
Clay County-5	Encourage and fund the construction of safe rooms and storm shelters in public and private schools, day care centers and senior care facilities.	Tornado, Windstorm	Emergency Manager	High	1,2	Staff Time and \$3,000,000	Local, State, Federal	Continuous	Not started, lack of funding
Clay County-6	Educate residents of Clay County about driving in winter storms and handling winter-related health effects.	Winter Storm	Emergency Manager	High	3	Staff Time	Local	Continuous	Not started, lack of funding
Clay County-7	Promote and educate Clay County's public and private sectors on potential agricultural issues that can severely impact the county and regional economies and develop and implement plans to address these issues.	Terrorism, Agri-Terrorism, Civil Disorder	Extension Agent, Emergency Manager	Medium	3	Staff Time	Local, State	Four years	Not started, lack of funding
Clay County-8	Coordinate county and local government mitigation efforts with RECs, encourage identification of hazards potentially affecting their infrastructure, assessment of the vulnerabilities of the infrastructure to these hazards, and identification of mitigation strategies.	Utility/ Infrastructure Failure	Emergency Manager	High	4	Staff Time	Local	Four years	New
Clay County-9	Clay County is committed to continued participation and compliance with the NFIP .	Flood (NFIP)	Floodplain Manager	High	1,2	Staff Time	Local, State, Federal	Continuous	Not started, lack of funding
Clay County-10	Research and recommend appropriate building codes for Clay County that include wind-resistant design techniques for new construction. Incorporated and unincorporated areas of the county should adopt and enforce codes that require certain minimum building practices and contractor licensing for wind loss reduction.	Tornado, Windstorm	County Commissioner, Zoning Commissioner	High	1,2	Staff Time	Local	Four years	Not started, lack of funding
Clay County-11	On an annual basis, contact owners identified in high-risk Flood areas and inform them of potential availability of assistance through the FEMA program, in addition to other Flood protection measures. Property owners should be contacted every year to promote the availability of the FEMA funding and to determine their level of interest in applying for the program.	Flood (NFIP)	Floodplain Manager	High	1,2,3	Staff Time	Local	Continuous	In progress
Clay County-12	Identify flash flood prone areas where county planning commission can consider Flood reduction measures.	Flood (NFIP)	Floodplain Manager, Zoning Commissioner, County Commission	Medium	1,2	Dependent on properties	Local	Four years	Not started, lack of staff

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Chapter 12

Natural Resources

and the Environment

Natural Resources and the Environment

In order to formulate a truly valid and "comprehensive" plan for the future development of Clay County, it is necessary to evaluate the environmental and man-made conditions currently existing in order to determine the impacts these factors may have on future land uses in the county. This chapter of the plan provides a general summary of the environmental and man-made conditions which are present in the county and identifies and qualifies the characteristics of which will directly or indirectly impact future land uses in the county.

Chapter Topics

The following topics will be covered in this chapter.

- Natural Conditions
- Wetlands
- Soil Types
- Capability Grouping
- Soil Suitability and Limitations
- Prime Farmland
- Hydric Soils
- Groundwater
- Surface Water
- Flooding Hazards

Natural Conditions

Climate

The following information was taken from the Clay County Soil Survey by the United States Department of Agriculture - Soil Conservation Service - 1983.

The climate of Clay County is typical continental, as can be expected of a location in the interior of a large landmass in the middle latitudes. This climate is characterized by large daily and annual variations in temperature. Winters are cold because of frequent outbreaks of polar air. They prevail from December through February. Warm summer temperatures last for about 6 months every year. Spring and fall are relatively short.

Clay County is generally along the western edge of a current of moisture-laden air from the Gulf of Mexico. Shifts in this current produce a rather large range in the amount of precipitation. Precipitation is heaviest from May through September. Much of it falls during late-evening or nighttime thunderstorms. Precipitation in dry years is marginal for agricultural production. Even in wet years, prolonged periods without rain often result in stress in growing crops.

In winter the average temperature is 31.6 degrees F, and the average daily minimum temperature is 20.4 degrees. In summer the average temperature is 77.7 degrees, and the average daily maximum temperature is 89.9 degrees.

The total annual precipitation is 31.91 inches. Of

this, 23.81 inches, or 75 percent, usually falls in April through September. The growing season for most crops falls within this period. In 2 years out of 10, the rainfall in April through September is less than 18.41 inches.

Tornadoes and severe thunderstorms strike occasionally. These storms are usually local in extent and of short duration, so that the risk of damage is small. Hail falls during the warmer part of the year, but the hailstorms are infrequent and of local extent. They cause less crop damage than the hailstorms farther west.

The average seasonal snowfall is 22.5 inches. On the average, 23 days of the year have at least 1 inch of snow on the ground, but the snow cover seldom lasts more than 7 days in succession.

The sun shines 76 percent of the time possible in summer and 64 percent in winter. The prevailing wind is from the south. Windspeed averages 12.2 miles per hour. It is highest in April.

Geology

The following information was taken from the Kansas Geological Survey.

The rocks cropping out in the county are of sedimentary origin. The oldest rock exposed at the surface is the Barneston Limestone of the Chase Group, Wolfcampian Series, Permian System. It is exposed in the valley wall of Republican River in the vicinity of Wakefield. Successively younger Permian rocks are exposed west of the outcrop of the Barneston Limestone. The Wellington Formation, the youngest Permian formation in Clay County, is exposed in a wide belt extending across the county from north to south.

The Kiowa Shale is known to overlie the Wellington Formation in southwestern Clay County, but it is so poorly exposed that it is mapped with the Dakota. The Dakota Formation, the youngest Cretaceous rock unit in the county, crops out over a large part of western and northern Clay County.

Much of the upland area is blanketed by eolian silt or loess of Pleistocene age. Extensive Pleistocene alluvial deposits occur in the valleys.

Relief and Drainage

The following information was taken from the Clay County Soil Survey by the United States Department of Agriculture - Soil Conservation Service - 1983, as well as the Kansas Geological Survey.

Relief

Relief affects soil formation through its effect on drainage, runoff, plant cover, and soil temperature. Most important is the effect of relief on the movement of water on the surface and into the soil.

Runoff is more rapid on the steeper soils in the uplands than on the less sloping soils. As a result, erosion is more extensive. Kipson and Sogn soils formed in the oldest parent material in the county, but they are not the most mature soils because relief has restricted soil formation. Runoff is rapid on the steep slopes, and much of the soil material is removed as a soil forms.

Drainage

Most of the county is drained by the Republican River. The southwestern part, however, is drained by Chapman Creek and the northeast corner by Fancy Creek.

Wildlife

There are two species in the county that have a critical habitat designation; shoal chub and plains minnow (fish). They are currently listed as threatened. There are no critical habitats for species in need of conservation, however.

Sources Kansas Department of Wildlife & Parks

Wetlands

Wetlands are areas where water covers the soil or is present either at or near the surface of the soil all year or for varying periods during the year, including during the growing season. Water saturation (hydrology) largely determines the soil development and the types of plant and animal communities living in and on the soil.

Wetlands may support both aquatic and terrestrial species. The prolonged presence of water creates conditions favoring the growth of specially adapted plants (hydrophytes) and promote the development of characteristic wetland (hydric) soils. Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and other factors, including human disturbance. Two general categories of wetlands are recognized: coastal or

tidal wetlands and inland or non-tidal wetlands.

Inland Wetlands

Inland wetlands found in Clay County are most common on floodplains along waterways and other streams (riparian wetlands). They are also found in isolated depressions surrounded by dry land (for example, playas, basins, and "potholes") along the margins of lakes such as Milford or Stillwater and ponds and in other low-lying areas where the groundwater intercepts the soil surface or where precipitation sufficiently saturates the soil (vernal pools and bogs). Inland wetlands include marshes and wet meadows dominated by herbaceous plants, swamps dominated by shrubs, and wooded swamps dominated by trees.

Many of these wetlands are seasonal (dry one or more seasons every year). The quantity of water present and the timing of its presence in part determine the functions of a wetland and its role in the environment. Even wetlands can appear dry, at times, for significant parts of the year - such as vernal pools - often provide critical habitat for wildlife adapted to breeding exclusively in these areas.

The federal government protects wetlands through regulations (like Section 404 of the Clean Water Act), economic incentives and disincentives (for example, tax deductions for selling or donating wetlands to a qualified organization and the "Swampbuster" provisions of the Food Security Act), cooperative programs, and acquisition (for example, establishing national wildlife refuges).

Partnerships to manage whole watersheds have developed among federal, state, tribal, and local governments, nonprofit organizations, and private landowners. The goal of these partnerships is to implement comprehensive, integrated watershed protection approaches. A watershed approach recognizes the inter-connection of water, land, and wetlands resources and results in more complete solutions that address more of the factors causing wetland degradation.

The federal government achieves the restoration of former or degraded wetlands under the Clean Water Act Section 404 program as well as through watershed protection initiatives. Together, partners can share limited resources to find the best solutions to protect and restore America's natural resources. While regulation, economic incentives, and acquisition programs are important, they alone

cannot protect the majority of our remaining wetlands. Education of the public and efforts in conjunction with states, local governments, and private citizens are helping to protect wetlands and to increase appreciation of the functions and values of wetlands. The rate of wetlands loss has been slowing. Approximately 75 percent of wetlands are privately owned, so individual landowners are critical in protecting these areas.

Wetlands play an important role in the ecology of Clay County. Wetlands are home to many species of wildlife, many of which live only in wetland areas. Wetlands also provide an important service to nearby areas by holding and retaining floodwaters. These waters are then slowly released as surface water, or are used to recharge groundwater supplies. Wetlands also help regulate stream flows during dry periods. The U.S. Fish and Wildlife Service (FWS) produce information on the characteristics, extent, and status of the Nation's wetlands and deep-water habitats. This information has been compiled and organized into the National Wetlands Inventory (NWI).

Wetlands are categorized in several classifications, each more detailed and specific than the previous. The NWI uses five systems: marine, estuarine, riverine, lacustrine, and palustrine. Within each system, there are subsystems, classes, subclasses, and dominance types to describe different wetland characteristics. The system classification refers to wetlands sharing similar hydrologic, geomorphologic, chemical, or biological factors. The following are definitions and examples of three of the five systems used to describe wetlands. The marine and estuarine wetland systems are located in and near the open ocean; therefore, they do not occur in Kansas. Further information, through NWI, on specific classifications is available.

Clay County experiences each of the other three wetland systems. The majority of the wetlands in the county occur mostly along the rivers and as meadow areas. However, there are smaller wetland pockets scattered around Clay County. Figures 12.1, 12.2, and 12.3 depict common examples of the riverine, lacustrine, and palustrine wetlands, respectively. These figures were produced by the United States Fish and Wildlife Service, and are taken from their 1979 publication entitled "Classification of Wetlands and Deepwater Habitats of the United States", some enhancement was completed in order to place accents on key areas. Figure 12.4 shows the occurrence of

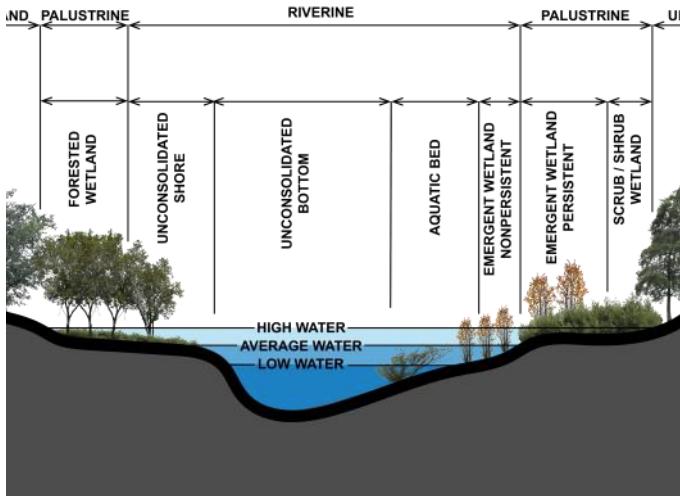
wetlands in Clay County.

Riverine Wetlands

Figure 12.1 shows the riverine system includes all wetlands occurring in channels, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergent, emergent mosses, or lichens, and (2) habitats with water containing ocean derived salts in excess of 0.5%. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water. Therefore, water is usually, but not always, flowing in the riverine system.

Springs discharging into a channel are also part of the riverine system. Uplands and palustrine wetlands may occur in the channel, but are not included in the riverine system. Palustrine Moss-Lichen Wetlands, Emergent Wetlands, Scrub-Shrub Wetlands, and Forested Wetlands may occur adjacent to the riverine system, often in a floodplain.

FIGURE 12.1: RIVERINE WETLANDS



Source: National Wetlands Inventory

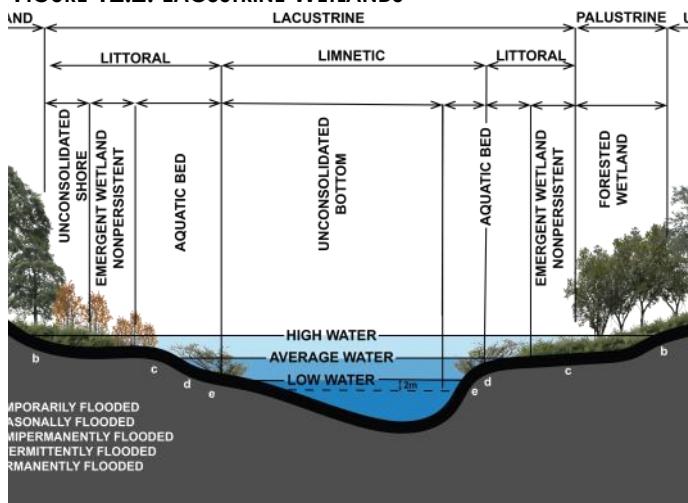
Lacustrine Wetlands

The Lacustrine System includes all wetlands with all of the following characteristics: (1) situated in a topographic depression or a dammed river channel; (2) lacking trees, shrubs, persistent emergents, emergent moss or lichens with greater than 30% area coverage; and (3) total area exceeds 20 acres. Similar wetland areas totaling less than 20 acres are also included in the Lacustrine System if an active wave-formed or bedrock shoreline feature makes up all or part of

the boundary, or if the water depth in the deepest part of the basin exceeds 6.6 feet (2 meters) at low water.

The Lacustrine System includes permanently flooded lakes and reservoirs (e.g. Lake Superior, Michigan), intermittent lakes (e.g. playa lakes), and tidal lakes with ocean-derived salinities below 0.5% (e.g. Grand lake, Louisiana). Typically, there are extensive areas of deep water and there is considerable wave action. Islands of Palustrine wetlands may lie within the boundaries of the Lacustrine System.

FIGURE 12.2: LACUSTRINE WETLANDS



Source: National Wetlands Inventory

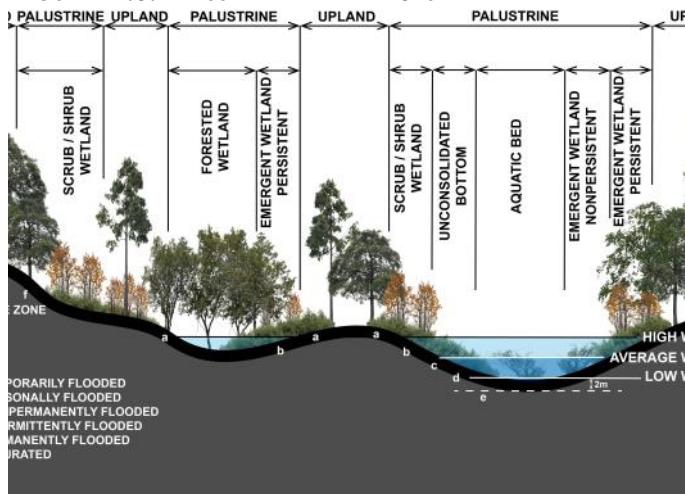
Palustrine Wetlands

The Palustrine System includes all non-tidal wetlands dominated by trees, shrubs, persistent emergent, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5%. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 20 acres; (2) lacking active wave-formed or bedrock shoreline features; (3) water depth in the deepest part of basin less than 6.6 feet (2 meters) at low water; and (4) salinity due to ocean-derived salts less than 0.5%.

The Palustrine System was developed to group the vegetated wetlands traditionally called by such names as marsh, swamp, bog, fen, and prairie, which are found throughout the United States. It also includes the small, shallow, permanent, or intermittent water bodies often called ponds. These wetlands may be situated shoreward of lakes, river channels, or estuaries; on river floodplains; in isolated catchments; or on slopes. They may also

occur as islands in lakes or rivers.

FIGURE 12.3: PALUSTRINE WETLAND SYSTEM



Source: National Wetland Inventory

Soils Classifications

Soil Types

Soil types inform appropriate land use. Table 12.1 on the following page outlines the soil types present in Clay County, while Figure 12.6 shows the soil types present in the county. A brief description of the soil types will follow Table 12.1.

Soil Type Descriptions

The following soil descriptions (found on Table 12.1 and in Figure 12.6) were taken from the USDA. The descriptions include where the soil type occurs, the principal uses of the soil, the principal crops, and native vegetation.

Inavale loamy sand, occasionally flooded; Inavale-Munjor complex, frequently flooded

The Inavale series consists of very deep, excessively drained, rapidly permeable soils formed in sandy alluvium on flood plains in river valleys of the Rolling Plains and Breaks. The major use is livestock grazing. A few areas are hayed and some are cultivated especially those with finer textured surface layers or irrigated. The native plant community for the sandy lowland ecological site is mostly sand bluestem, little bluestem, prairie sandreed, needle and thread, and switchgrass. Some areas are dominated by trees and shrubs.

Sutphen silty clay loam, very rarely flooded;

Sutphen silty clay loam, occasionally flooded

The Sutphen series consists of very deep, moderately well drained soils that formed in alluvium. Sutphen soils are on flood plains and low

terraces on river valleys in Central Kansas Sandstone Hills. Most areas are cropped to wheat, corn, or soybeans. Native vegetation is tall prairie grasses.

Muir silt loam, very rarely flooded; Muir silt loam, rarely flooded

The Muir series consists of very deep, well drained, moderately permeable soils that formed in alluvium. These soils are on risers and treads of stream terraces in river valleys in the Central Kansas Sandstone Hills. Most areas of Muir soils are cultivated and some of the acreage is irrigated. Corn, sorghum, wheat, and alfalfa are the principal crops. Native vegetation is tall prairie grasses and a few deciduous trees.

Edalgo silty clay loam, 3-7% slopes; Edalgo-Hedville Complex, 5-30% slopes

The Edalgo series consists of moderately deep, well drained soils that formed in colluvium or loess over residuum weathered from clayey shale. Edalgo soils are on hillslopes on uplands. Most areas are used for rangeland with some of the gentler slopes cultivated to wheat and grain sorghum. Native vegetation is tall grass prairie.

The Hedville series consists of shallow and very shallow, somewhat excessively drained soils that formed in residuum weathered from sandstone. Hedville soils are on hillslopes of uplands. Nearly all is in rangeland. Native vegetation is tall and mid grass prairie.

Lancaster loam, 3-7% slopes; Lancaster-Hedville complex, 3-20% slopes

The Lancaster series consists of moderately deep, well drained soils that formed in residuum from sandstone and sandy shales. Lancaster soils are on hillslopes on uplands. Most gentle slopes are cultivated. Principal crops are wheat and sorghums. Steeper slopes are usually in range. Native vegetation is dominated by mid and tall grasses; big bluestem, indiangrass, and little bluestem are most common.

TABLE 12.1: SOIL TYPs PRESENT IN CLAY COUNTY

Map Unit Symbol	Map Unit Name	Non-irrigated Capability Class	Irrigated Capability Class	Acres in AOI	% of AOI
2113	Inavale loamy sand, occasionally flooded	3w	2w	164	0.00%
2117	Inavale-Munjor complex, frequently flooded	3w (Inavale), 2w (Munjor)	2w (Inavale), 2w (Munjor)	3,698.90	0.90%
3254	Sutphen silty clay loam, very rarely flooded	2w	2w	3,075.80	0.70%
3261	Muir silt loam, very rarely flooded	1	1	26,904.30	6.40%
3360	Edalgo silty clay loam, 3 to 7 percent slopes	4e	4e	6,246.90	1.50%
3364	Edalgo-Hedville complex, 5 to 30 percent slopes	6e (Edalgo), 6e (Hedville)	6e (Edalgo), 6e (Hedville)	179.3	0.00%
3391	Lancaster loam, 3 to 7 percent slopes	4e	4e	5,244.00	1.20%
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	6e (Lancaster), 6e (Hedville)	-, -	23,132.90	5.50%
3402	Longford silt loam, 3 to 7 percent slopes	3e	3e	508.4	0.10%
3404	Longford silty clay loam, 3 to 7 percent slopes, eroded	4e	4e	130.7	0.00%
3492	Wells loam, 3 to 7 percent slopes	3e	3e	4,558.40	1.10%
3521	Cass fine sandy loam, occasionally flooded	2w	-	4,645.20	1.10%
3529	Gibbon loam, occasionally flooded	2w	-	640.7	0.20%
3545	Hobbs silt loam, channeled, frequently flooded	5w	-	7,965.10	1.90%
3561	Hobbs silt loam, occasionally flooded	2w	2w	16,101.20	3.80%
3569	Hobbs-Geary silt loams, 0 to 15 percent slopes	5w (Hobbs), 6e (Geary)	-, -	13.3	0.00%
3580	Huscher silt loam, occasionally flooded	2w	2w	11,435.10	2.70%
3612	Grigston silty clay loam, occasionally flooded	2w	2w	115.2	0.00%
3625	Sutphen silty clay loam, occasionally flooded	2w	2w	589.9	0.10%
3775	Muir silt loam, rarely flooded	1	1	8,147.90	1.90%
3777	Sherdahl silt loam, very rarely flooded	1	1	911.3	0.20%
3778	Sherdahl loam, 3 to 7 percent slopes, eroded	3e	2e	1,080.80	0.30%
3779	Sherdahl loamy fine sand, 3 to 7 percent slopes, eroded	3e	2e	213.3	0.10%
3785	Tivin loamy fine sand, 5 to 15 percent slopes	6e	-	1,491.60	0.40%
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	2s	2s	2,625.30	0.60%
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	2e	2e	61,275.10	14.60%
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	3e	3e	53,146.30	12.70%
3828	Crete silty clay loam, 1 to 3 percent slopes	2e	2e	53,447.40	12.70%
3830	Crete silty clay loam, 3 to 7 percent slopes	3e	3e	47,411.40	11.30%
3844	Geary silt loam, 3 to 7 percent slopes	3e	3e	32,111.10	7.70%
3845	Geary silt loam, 7 to 15 percent slopes	6e	-	4,109.60	1.00%
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	3e	3e	5,850.30	1.40%
3882	Holder silt loam, 3 to 7 percent slopes	3e	-	3,110.10	0.70%
4525	Benfield silty clay loam, 3 to 7 percent slopes	3e	3e	4,005.70	1.00%
4590	Clime-Sogn complex, 3 to 20 percent slopes	6e (Clime), 7s (Sogn)	-, -	18.1	0.00%
4725	Kipson-Sogn complex, 5 to 30 percent slopes	6s (Kipson), 6s (Sogn)	-, -	13,713.60	3.30%
4783	Tully silty clay loam, 3 to 7 percent slopes	3e	3e	3,285.20	0.80%
7010	Calco silty clay loam, frequently flooded	5w	-	1,539.40	0.40%
9986	Miscellaneous water	-	-	16.9	0.00%
9999	Water	-	-	6,706.10	1.60%
Totals for Area of Interest				419,565.80	100.00%

Source: Marvin Planning Consultants



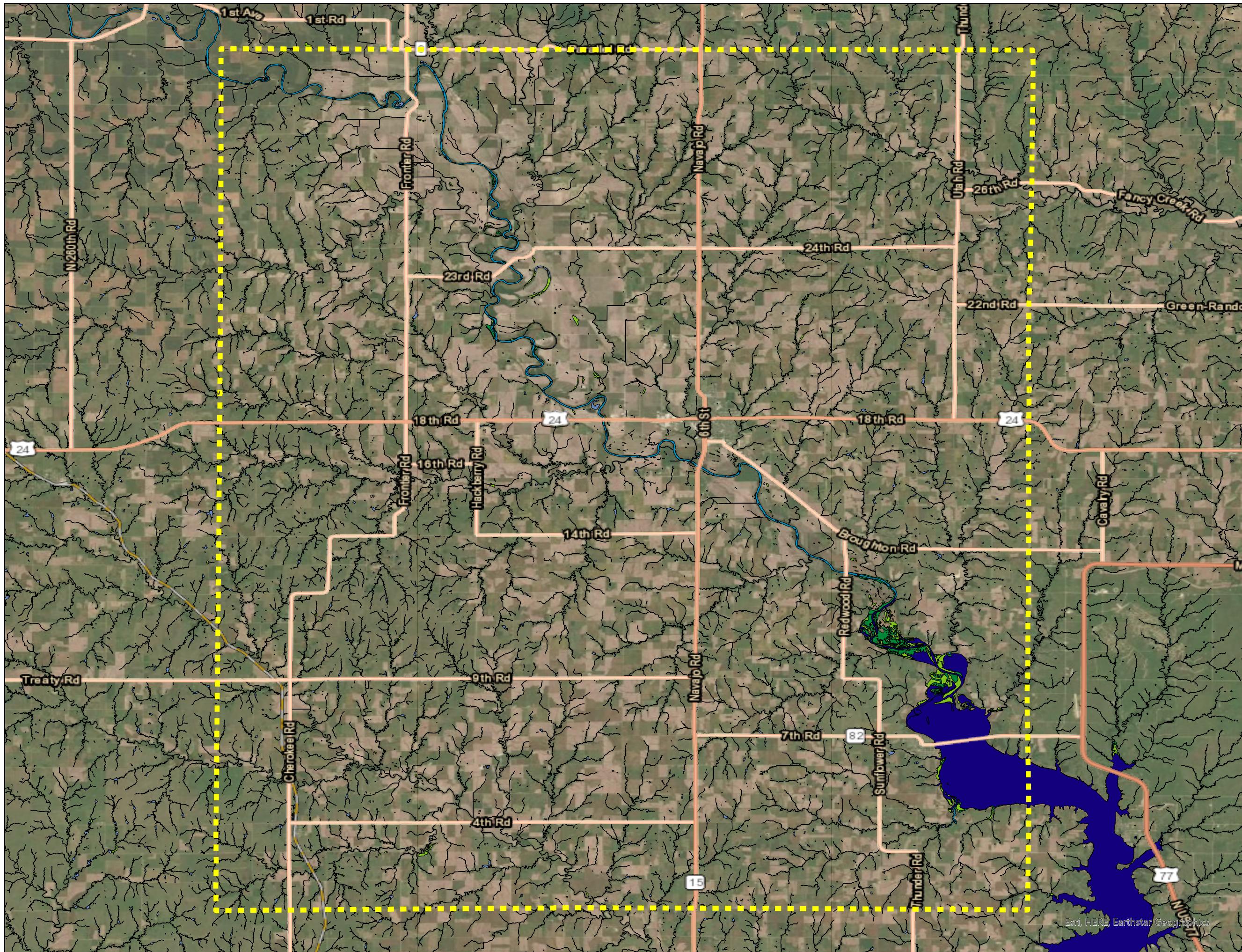
COMPREHENSIVE PLAN

FIGURE 12.4 USFWS NATIONAL WETLAND INVENTORY

Clay County Boundary

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



Longford silt loam, 3-7% slopes; Longford silty clay loam, 3-7% slopes, eroded

The Longford series consists of deep and very deep, well drained soils that formed in loess or reworked loess over reworked residuum weathered from sandstone and shale. Longford soils are on hillslopes on uplands in the Central Kansas Sandstone Hills. Most areas are cropped with some areas being irrigated. The principal crops are wheat, grain sorghum, corn, and soybeans. Native vegetation is tall and mid prairie grasses.

Cass fine sandy loam, occasionally flooded

The Cass series consists of deep, well drained soils. They formed in alluvium on floodplains in Central Nebraska Loess Hills. Most areas are cultivated, and much of it is irrigated. The main crops are corn, alfalfa, and sorghum. The native vegetation is tall prairie grasses and deciduous trees along streams.

Gibbon loam, occasionally flooded

The Gibbon series consists of very deep, somewhat poorly drained soils that formed in stratified, calcareous alluvium. These soils are on flood plains in river valleys of Central Loess Plains. Most of the area cultivated. The most common crops are corn, grain sorghum, and alfalfa. A small acreage is in native grass and a few areas have scattered trees.

Hobbs silt loam, channeled, frequently flooded; Hobbs silt loam, occasionally flooded; Hobbs-Geary silt loams, 0-15% slopes

The Hobbs series consists of very deep, well drained soils that formed in stratified, silty alluvium. These soils are on flood plains, foot slopes, and alluvial fans in river valleys of Central Loess Plains. Where the areas are sufficiently wide and flooding is not too severe, these soils are used for cultivated crops, both dryland and irrigated. The main crops are corn, soybeans, grain sorghum, and alfalfa. The native vegetation species are big bluestem, switchgrass, western wheatgrass, and little bluestem, with scattered deciduous trees.

Huscher silt loam, occasionally flooded

The Huscher series consists of deep, well drained soils that formed in alluvium. These soils are on flood plains in river valleys in Central Kansas Sandstone Hills. Most areas are cultivated and much of it is irrigated. The main crops are corn, alfalfa, soybeans, and sorghums. The native vegetation are big bluestem, switchgrass, little bluestem, and western wheatgrass.

Grigston silty clay loam, occasionally flooded

The Grigston series consists of deep, well drained, moderately permeable soils that formed in calcareous alluvium. These soils are on flood plains or low stream terraces. Mostly cropped to wheat, sorghums, and alfalfa. Native vegetation is tall and mid prairie grasses with few to many deciduous trees.

Sherdahl silt loam, very rarely flooded; Sherdahl loam, 3-7% slopes, eroded; Sherdahl loamy fine, 3-7% slopes, eroded

The Sherdahl series consists of very deep, well drained soils that formed in alluvium. These soils are on risers and treads of stream terraces in river valleys of the Central Kansas Sandstone Hills. Most areas are cultivated and much of it is irrigated. The main crops are corn, soybeans, alfalfa, and sorghum. The native grasses are big bluestem, switchgrass, little bluestem, and western wheatgrass.

Tivin loamy fine sand, 5-15% slopes

The Tivin series consists of very deep, somewhat excessively drained, rapidly permeable soils that formed in eolian deposits. These soils are on dunes on paleoterrace in river valleys of the Great Bend Sand Plains. Used mainly for grazing beef cattle. Native vegetation is sand bluestem, sand dropseed, and prairie sandreed.

Crete silt loam, 0-1% slopes, loess plains and breaks; Crete silt loam, 1-3% slopes, loess plains and breaks;
Crete silty clay loam, 3-7% slopes, eroded, loess plains and breaks; Crete silty clay loam, 1-3% slopes; Crete silty clay loam, 3-7% slopes

The Crete series consists of very deep, moderately well drained soils formed in loess. Crete soils are on interfluves and hillslopes on loess uplands and loess-covered stream terraces on river valleys. Most areas are cropped. The main crops are corn, soybeans, sorghum, and wheat.

Geary silt loam, 3-7% slopes; Geary silty clay loam, 7-15% slopes; Geary silty clay loam, 3-7% slopes, eroded

The Geary series consists of very deep, well drained soils that formed in loess. Geary soils are on hillslopes on uplands. Most areas are cultivated. The principal crops are wheat and grain sorghum. Native vegetation is tall and mid prairie grasses.

Holder silt loam, 3-7% slopes

The Holder series consists of very deep, well drained

soils formed in loess. Holder soils are on interfluves and hillslopes on loess uplands in the Central Loess Plains. Most areas are cropped and much of it is irrigated. The main crops are corn, grain sorghum, winter wheat, soybeans, and alfalfa. The native vegetation consists of mixed tall, mid, and short grasses.

Benfield silty clay loam, 3-7% slopes

The Benfield series consists of moderately deep, well drained soils that formed in pediment over residuum weathered from shales. Benfield soils are on hillslopes on uplands in Bluestem Hills. Most areas are used for rangeland with some gentler slopes cultivated to wheat or grain sorghum. Native vegetation is tall prairie grasses.

Clime-Sogn complex, 3-20% slopes

The Clime series consists of moderately deep, well drained soils that formed in residuum from shale. Clime soils are on side slopes on hillslopes on uplands in Bluestem Hills. Mostly in native grass. Vegetation is mixed tall and mid grasses. Some areas are cultivated. The principal crops are winter wheat and grain sorghum.

The Sogn series consists of shallow and very shallow, somewhat excessively drained, soils that formed in residuum weathered from limestone. Sogn soils are on hillslopes on uplands in Bluestem Hills. Almost all areas are used for rangeland. Native vegetation is a tall-and mid-grass prairie. Sideoats grama, big bluestem, and little bluestem are dominant.

Kipson-Sogn complex, 5-30% slopes

The Kipson series consists of shallow and very shallow, somewhat excessively drained soils that formed in residuum weathered from calcareous silty shales. Kipson soils are on hillslopes on uplands in the Central Kansas Sandstone Hills. Mostly used for native rangeland. Native vegetation is mid and short grasses with some tall grasses.

Tully silty clay loam, 3-7% slopes

The Tully series consists of very deep, well drained soils that formed in colluvium. Tully soils are on footslopes of hillslopes of uplands in Bluestem Hills. The larger, less sloping areas are mostly cultivated. Wheat, sorghum, alfalfa, and corn are the principal crops. The smaller and steeper areas are mostly used as rangeland. Native vegetation is tall-grass prairie.

Calco silty clay loam, frequently flooded

The Calco series consists of very deep, poorly drained and very poorly drained soils formed in calcareous alluvium. These soils are on flood plains in river valleys. Most undrained areas are pastured. Areas that are artificially drained are cultivated. The principle crops are corn, soybeans, and small grains. The native vegetation is prairie cordgrass, reedgrass, sedges, big bluestem, little bluestem and other grasses of the tall grass prairie that are tolerant of excessive wetness.

Capability Grouping

Capability classes are groups of soils that have the same relative degree of hazard or limitation. The risks of soil damage or limitation in use become progressively greater from class I to class VIII. The capability classes are useful as a means of introducing the map user to the more detailed information on the soil map. The classes show the location, amount, and general suitability of the soils for agricultural use. Only information concerning general agricultural limitations in soil use are obtained at the capability class level.

- Class I soils have few limitations that restrict their use.
- Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.
- Class III soils have severe limitations that reduce the choice of plants, or that require special conservation practices, or both.
- Class IV soils have very severe limitations that reduce the choice of plants, or that require very careful management, or both.
- Class V soils are not likely to erode but have other limitations, impractical to remove, that limit their use.
- Class VI soils have severe limitations that make them generally unsuitable for cultivation.
- Class VII soils have very severe limitations that make them unsuitable for cultivation.
- Class VIII soils and landforms have limitations that nearly preclude their use for commercial crop production.

Capability subclasses are soil groups within one class. They are designated by adding a small letter, e, w, s, or c, to the class numeral, for example, 2e. The letter e shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; w shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); s shows that the soil is limited.

TABLE 12.2: SOIL SYMBOL SUITABILITY AND LIMITATIONS

Soil Symbol/Soil Name	Dwellings without Basements		Dwellings with Basements		Septic tank and absorption fields		Sewage Lagoons		Sanitary Landfill		Small Commercial Businesses	
	Suitability	Conditions	Suitability	Conditions	Suitability	Conditions	Suitability	Conditions	Suitability	Conditions	Suitability	Conditions
2113 - Inavale	2	1,2	2	1,2	2	1,8,9,10	2	1,2,9	2	1,2,9,13	2	1,2
2117 - Inavale-Munjor	2	1,2	2	1,2	2	1,2,3,8,9,10	2	1,2,9	2	1,2,9,13	2	1,2
3254 - Sutphen	2	1,2,3,4	2	1,2,3,4	2	1,2,3,10	2	1,2,3	2	1,2,3,13	2	1,2,3,4
3261 - Muir	2	1,2,3,4	2	1,2,3,4	1	1,10	1	1,9	1	1,13	2	1,2,3,4
3360 - Edalgo	2	2,3,4,5	2	2,3,4,5,7	2	2,3,10,11	2	6,7,9	2	2,3,10,13	2	1,2,3,4,5,6
3364 - Edalgo-Hedville	2	1,2,3,4,5	2	1,2,3,4,5,6,7	2	1,2,3,6,10,11	2	1,2,3,7,9	2	1,2,3,6,11,13	2	1,2,3,4,5,6
3391 - Lancaster	1	4	1	4,7	2	2,3,10,11	2	2,3,5,6,7,9	2	2,3,11,13	1	4,6
3396 - Lancaster-Hedville	1	4	1	4,7	2	2,3,6,10,11	2	2,3,5,6,7,9	2	2,3,6,11,13	2	2,3,4,5,6
3402 - Longford	2	1,2,3,4,5	1	4,7	2	1,2,3,10,11	1	6,9	1	13	2	1,2,3,4,5,6
3404 - Longford	2	2,3,4,5	1	4,7	2	2,3,10,11	1	6,9	1	13	2	2,3,4,5,6
3492 - Wells	1	4	1	4,7	1	10	1	1,9	1	13	1	4,6
3521 - Cass	2	1	2	1	2	1,8,9,10	2	1,2,9	2	1,9,13	2	1
3529 - Gibbon	2	1,2	2	1,2	2	1,2,9,10	2	1,2,3,9	2	1,2,9,13	2	1,2
3545 - Hobbs	2	1,2,3,4	2	1,2,3,4	2	1,2,3,10	2	1,2,3,9	2	1,2,3,13	2	1,2,3,4
3561 - Hobbs	2	1,2,3,4	2	1,2,3,4	2	1,2,3,10	2	1,2,3,7,9	2	1,2,3,13	2	1,2,3,4
3569 - Hobbs-Geary	2	1,2,3,4	2	1,2,3,4	2	1,2,3,6,10,11	2	1,2,3,9	2	1,2,3,11,13	2	1,2,3,4,6
3580 - Huscher	2	1,2,3,4	2	1,2,3,4	2	1,2,3,8,9,10	2	1,2,3,9	2	1,2,3,9,13	2	1,2,3,4
3612 - Grigston	2	1,2,3,4	2	1,2,3,4	2	1,2,3,9,10	2	1,2,3,9	2	1,2,3,13	2	1,2,3,4
3625 - Sutphen	2	1,2,3,4	2	1,2,3,4	2	1,2,3,9,10	2	1,9	2	1,2,3,13	2	1,2,3,4
3775 - Muir	2	1,2,3,4	2	1,2,3,4	1	1,10	1	1,9	1	1,13	2	1,2,3,4
3777 - Sherdahl	2	1,2,3,4	2	1,2,3,4	2	1,2,3,10	1	1,9	1	1,13	2	1,2,3,4
3778 - Sherdahl	0	-	0	-	2	10	1	6,9	1	13	1	4,6
3779 - Sherdahl	0	-	0	-	1	10	2	6,9	0	-	1	4,6
3785 - Tivin	0	-	0	-	2	1,2,3,8,9	2	1,2,3,6,9	2	1,2,3,9,13	2	1,2,3,6
3800 - Crete	2	2,3,4	2	2,3,4	2	2,3,10	1	9	1	13	2	2,3,4
3801 - Crete	2	1,2,3,4	2	1,2,3,4	2	1,2,3,10	1	9	1	13	2	1,2,3,4
3802 - Crete	2	1,2,3,4	1	4,7	2	1,2,3,10,11	1	6,9	1	13	2	1,2,3,4
3828 - Crete	2	1,2,3,4	2	1,2,3,4	2	1,2,3,10,11	1	9	1	13	2	1,2,3,4
3830 - Crete	2	1,2,3,4	2	1,2,3,4	2	1,2,3,10,11	1	6,9	1	13	2	1,2,3,4
3844 - Geary	1	4,7	1	4,7	2	1,2,3,10,11	1	6,9	1	13	1	4,6,7
3845 - Geary	1	4,6,7	1	4,6,7	2	2,3,6,10,11	2	2,3,5,6,7,9	1	6,13	2	2,3,4,5,6,7
3846 - Geary	1	4	1	4,7	1	10	1	6,9	1	13	1	4,6
3882 - Holder	1	4	1	4	1	10	1	6,9	1	13	1	4,6
4525 - Benfield	2	2,3,4,5,6,7	2	2,3,4,5,6,7	2	2,3,6,10,11	2	2,3,5,6,7,9	2	2,3,6,11,13	2	4,5,6,7
4590 - Clime-Sogn	1	4,6	1	4,6,7	2	2,3,6,10,11	2	2,3,5,6	2	2,3,6,11,13	2	2,3,4,5,6
4725 - Kipson-Sogn	2	2,3,4,5,6,7	2	3,4,5,6,7	2	2,3,6,10,11	2	2,3,5,6,7,9	2	2,3,6,11,13	2	2,3,4,5,6,7
4783 - Tully	2	1,2,3,4,5	2	1,2,3,4,5	2	1,2,3,10,11,12	1	1,6	1	1,11,13	2	1,2,3,4,5,6,7
7010 - Calco	2	1,2,4	2	1,2,3	2	1,2,10	2	1,2,9	2	1,2,13	2	1,2,4

Source: Marvin Planning Consultants

1: Flooded

2: Depth to Saturated Bedrock

3: Ponding

4: Shrink-Swell

5: Depth to Hard Bedrock

6: Slope

7: Depth to Soft Bedrock

8: Filtering Capacity

9: Seepage

10: Slow Water Movement

11: Depth top Bedrock

12: Large Stones

13: Dusty

Legend

Red: Very Limited

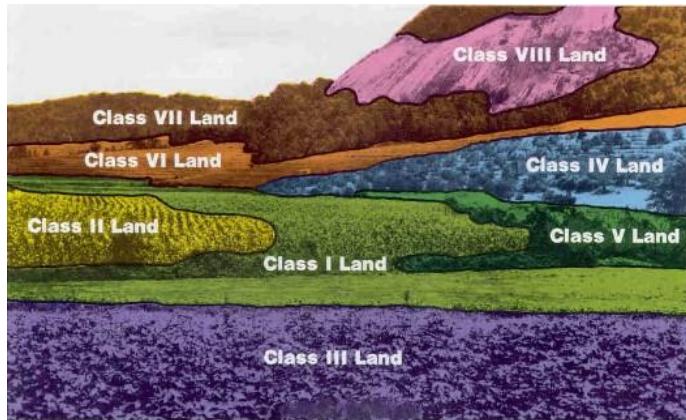
Yellow: Somewhat Limited

Green: Not Limited

mainly because it is shallow, droughty, or stony; and c, used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

Source: Natural Resources Conservation Service

FIGURE 12.5: CAPABILITY GROUPING CLASSES



Source: Natural Resources Conservation Service

Soil Suitability and Limitations

Limitations

These limitation interpretations are based on the engineering properties of soils, on test data for soils in the survey area and others nearby or adjoining, and on the experience of engineers and soil scientists familiar with the soils of Clay County.

Soil limitations are indicated by the ratings Not Limited, Somewhat Limited, and Very Limited. Refer to figures 12.7-12.12 and Table 12.2 throughout this section.

Not Limited (green) means soil properties are generally favorable for the stated use, or in other words, that limitations are minor and easily overcome.

Somewhat Limited (yellow) means some soil properties are unfavorable but can be overcome or modified by special planning and design.

Very Limited (red) means soil properties may be so unfavorable and difficult to correct or overcome as to require various degrees of soil reclamation, special designs, or intensive maintenance.

Dwellings without Basements

Figure 12.7 shows the soil suitability conditions for constructing dwelling without a basement (slab on-grade construction). In addition, Table 12.2 provides the suitability by soil types and the specific conditions impacting the soil.

Very Limited Conditions

Based on Table 12.2, 27 soils in Clay County are considered very limited for a dwelling unit without a basement. There are seven major conditions impacting the soils (not all four are present in any one soil type). The conditions present in the different soils are:

- Flooding
- Depth to Saturated Bedrock
- Ponding
- Shrink Swell
- Depth to Hard Bedrock
- Slope
- Depth to Soft Bedrock

These conditions may or may not eliminate the ability of a land owner to build a slab-on-grade dwelling unit, but specific conditions will need to be engineered to overcome potential problems in the future.

Somewhat Limited Conditions

Besides the severe soils, there are seventeen soils considered somewhat limited which is less of an issue when developing. The conditions that are creating the somewhat limited classification are:

- Shrink Swell
- Slope
- Depth to Soft Bedrock

Not Limited

There are three soil groups - Sherdahl (3778), Sherdahl (3779), and Tivin that do not pose limitations in Clay County for dwellings without basements.

Dwellings with Basements

Figure 12.8 shows the soil suitability conditions for constructing dwellings with basements. In addition, Table 12.2 provides the suitability by soil types and the specific conditions impacting the soil.

Very Limited Conditions

Based on Table 12.2, 24 soils in Clay County are considered very limited for a dwelling unit with a basement. There are seven major conditions impacting the soils (not all seven are present in any one soil type). The conditions present in the



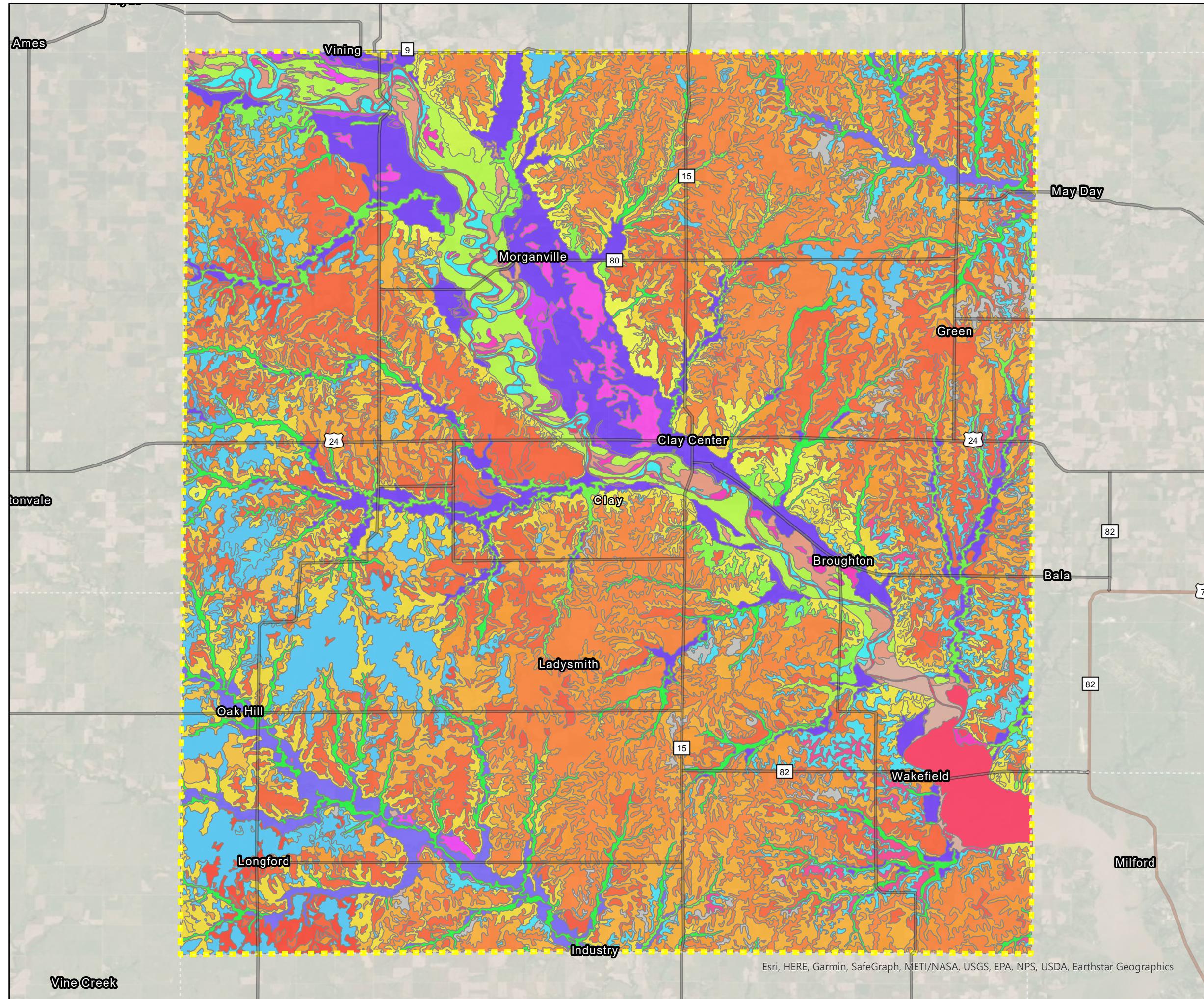
COMPREHENSIVE PLAN

FIGURE 12.6 GENERAL SOILS

Clay County Boundary

Soils

- Benfield silty clay loam, 3 to 7 percent slopes
- Calco silty clay loam, frequently flooded
- Cass fine sandy loam, occasionally flooded
- Clime-Sogn complex, 3 to 20 percent slopes
- Crete silt loam, 0 to 1 percent slopes, loess plains and breaks
- Crete silt loam, 1 to 3 percent slopes, loess plains and breaks
- Crete silty clay loam, 1 to 3 percent slopes
- Crete silty clay loam, 3 to 7 percent slopes
- Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks
- Edalgo silty clay loam, 3 to 7 percent slopes
- Edalgo-Hedville complex, 5 to 30 percent slopes
- Geary silt loam, 3 to 7 percent slopes
- Geary silt loam, 7 to 15 percent slopes
- Geary silty clay loam, 3 to 7 percent slopes, eroded
- Gibbon loam, occasionally flooded
- Grigston silty clay loam, occasionally flooded
- Hobbs silt loam, channeled, frequently flooded
- Hobbs silt loam, occasionally flooded
- Hobbs-Geary silt loams, 0 to 15 percent slopes
- Holder silt loam, 3 to 7 percent slopes
- Huscher silt loam, occasionally flooded
- Inavale loamy sand, occasionally flooded
- Inavale-Murjor complex, frequently flooded
- Kipson-Sogn complex, 5 to 30 percent slopes
- Lancaster loam, 3 to 7 percent slopes
- Lancaster-Hedville complex, 3 to 20 percent slopes
- Longford silt loam, 3 to 7 percent slopes
- Longford silty clay loam, 3 to 7 percent slopes, eroded
- Miscellaneous water
- Muir silt loam, rarely flooded
- Muir silt loam, very rarely flooded
- Sherdahl loam, 3 to 7 percent slopes, eroded
- Sherdahl loamy fine sand, 3 to 7 percent slopes, eroded
- Sherdahl silt loam, very rarely flooded
- Sutphen silty clay loam, occasionally flooded
- Sutphen silty clay loam, very rarely flooded
- Tivin loamy fine sand, 5 to 15 percent slopes
- Tully silty clay loam, 3 to 7 percent slopes
- Water
- Wells loam, 3 to 7 percent slopes



Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, Earthstar Geographics

0 1 2 4 Miles

MPC
MARVIN PLANNING CONSULTANTS
Specializing in Municipal, County and Neighborhood Planning

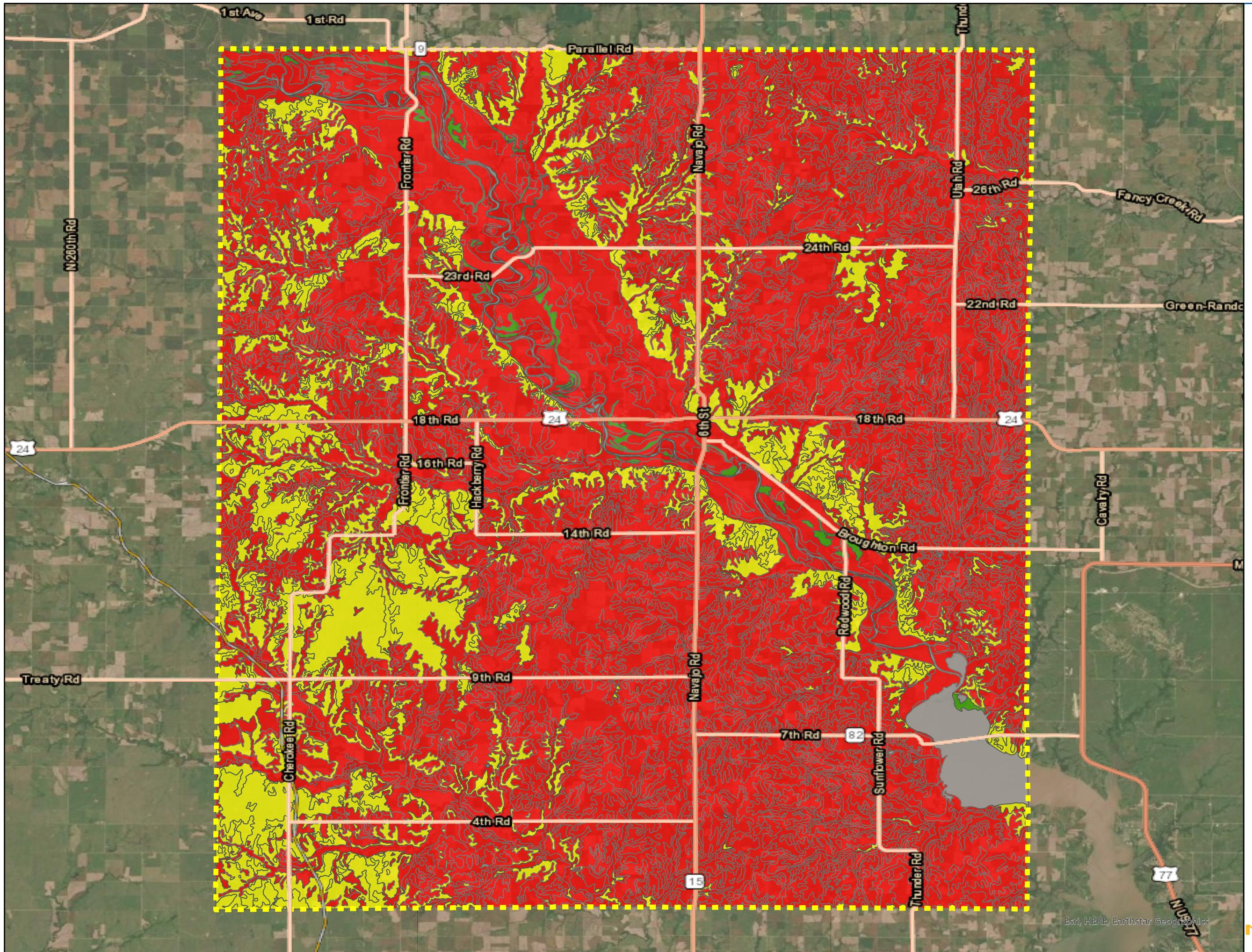
MSA

FIGURE 12.7
SOIL SUITABILITY
FOR DWELLINGS
WITHOUT BASEMENTS

Clay County Boundary

Suitability Ratings

- Not limited
- Not rated
- Somewhat limited
- Very limited

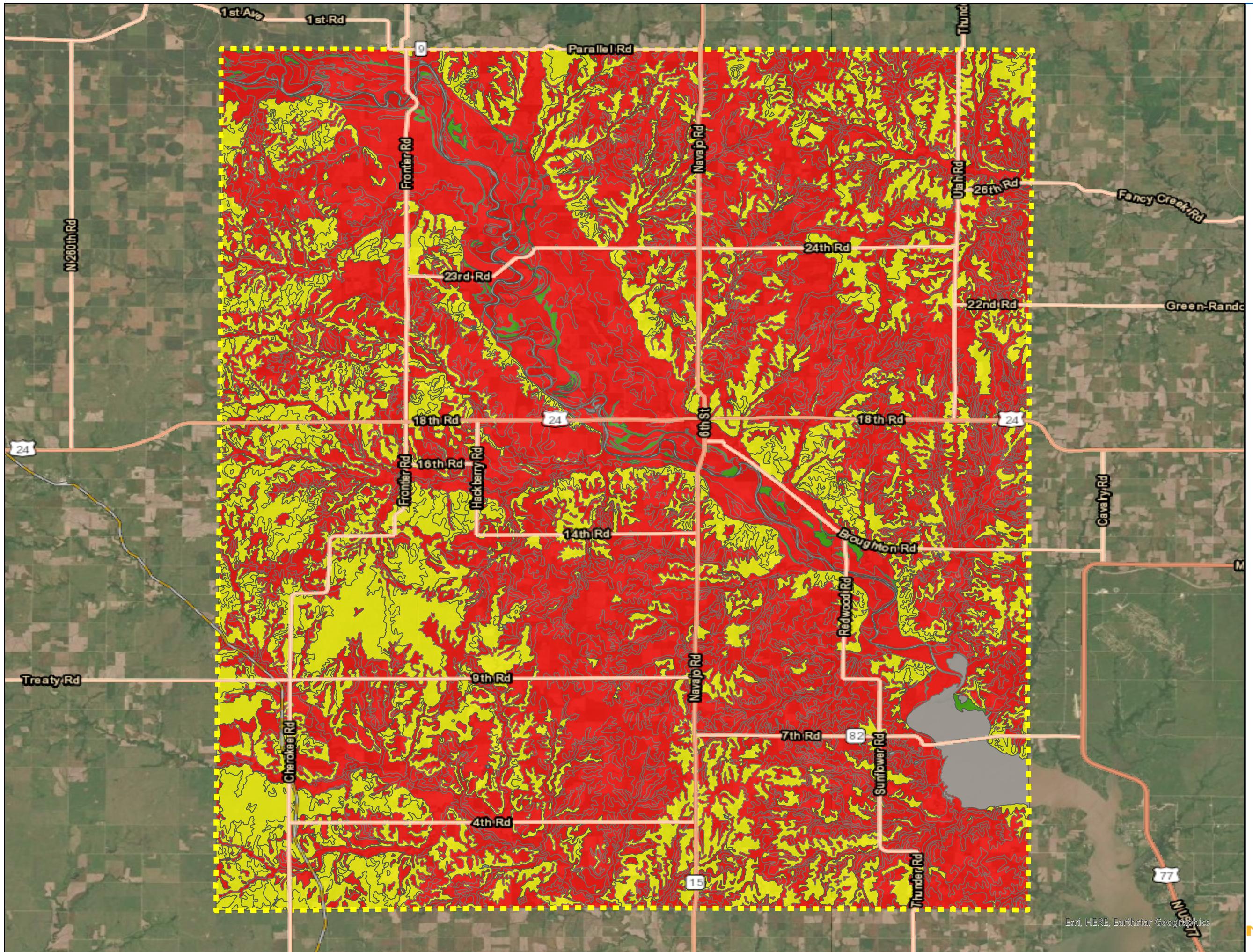


**FIGURE 12.8
SOIL SUITABILITY
FOR DWELLINGS
WITH BASEMENTS**

Clay County Boundary

Suitability Ratings

Not rated
Not limited
Somewhat limited
Very limited

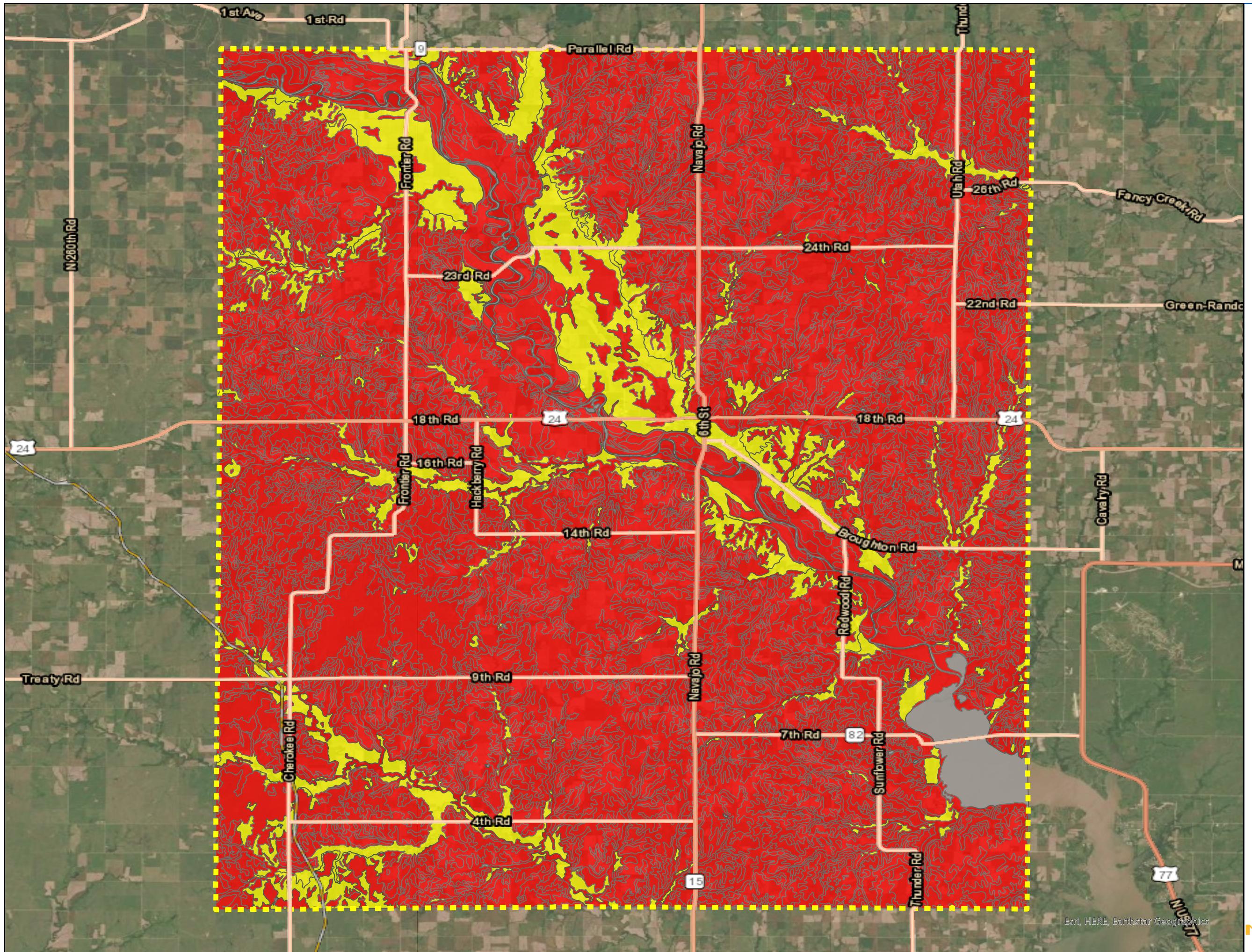


**FIGURE 12.9
SEPTIC TANK
ABSORPTION
FIELD CONDITIONS**

 Clay County Boundary

Suitability Ratings

-  Not rated
-  Somewhat limited
-  Very limited

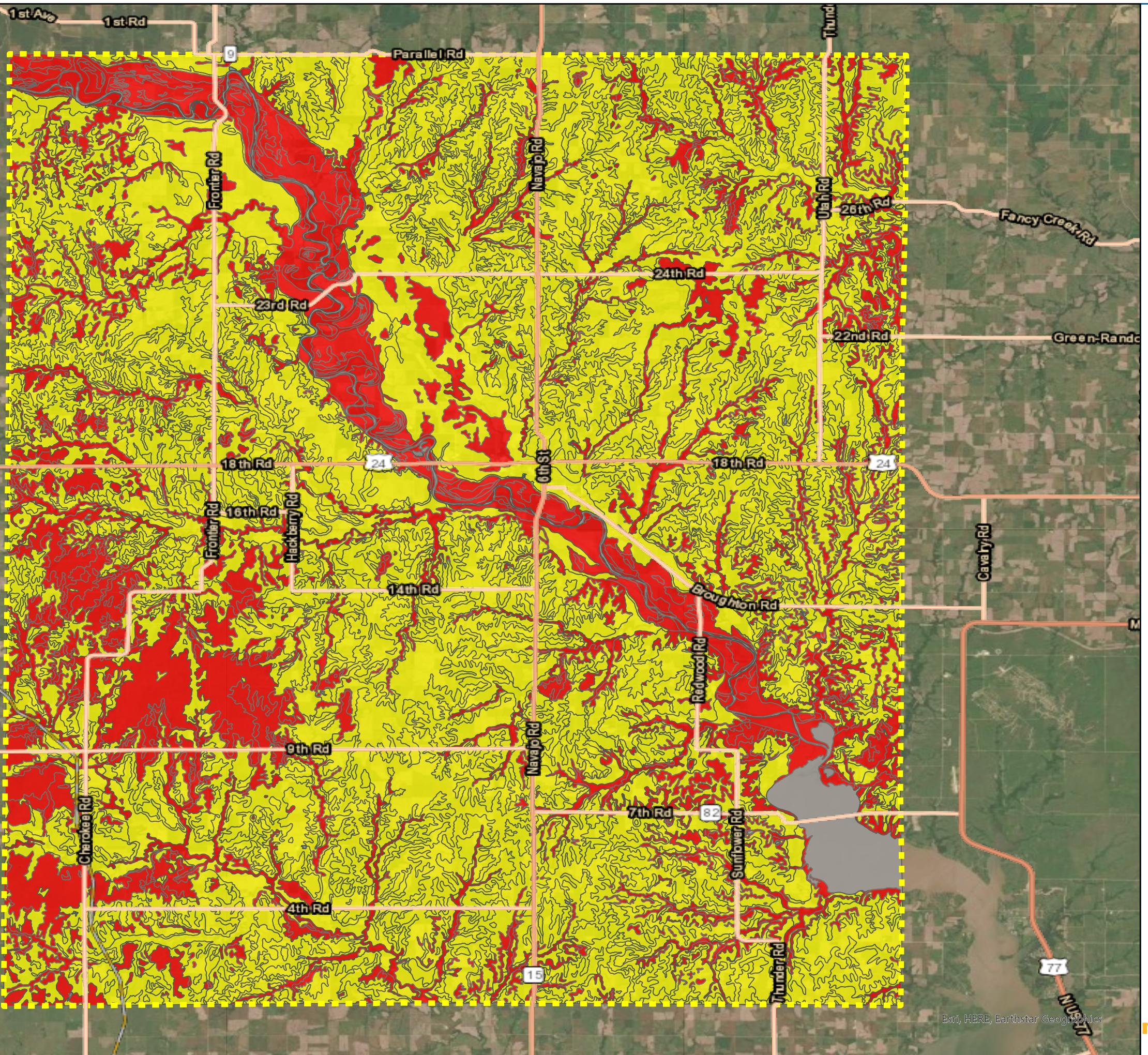


**FIGURE 12.10
SEWAGE LAGOON
DOMINANT CONDITION**

Clay County Boundary

Suitability Ratings

- Not rated
- Somewhat limited
- Very limited

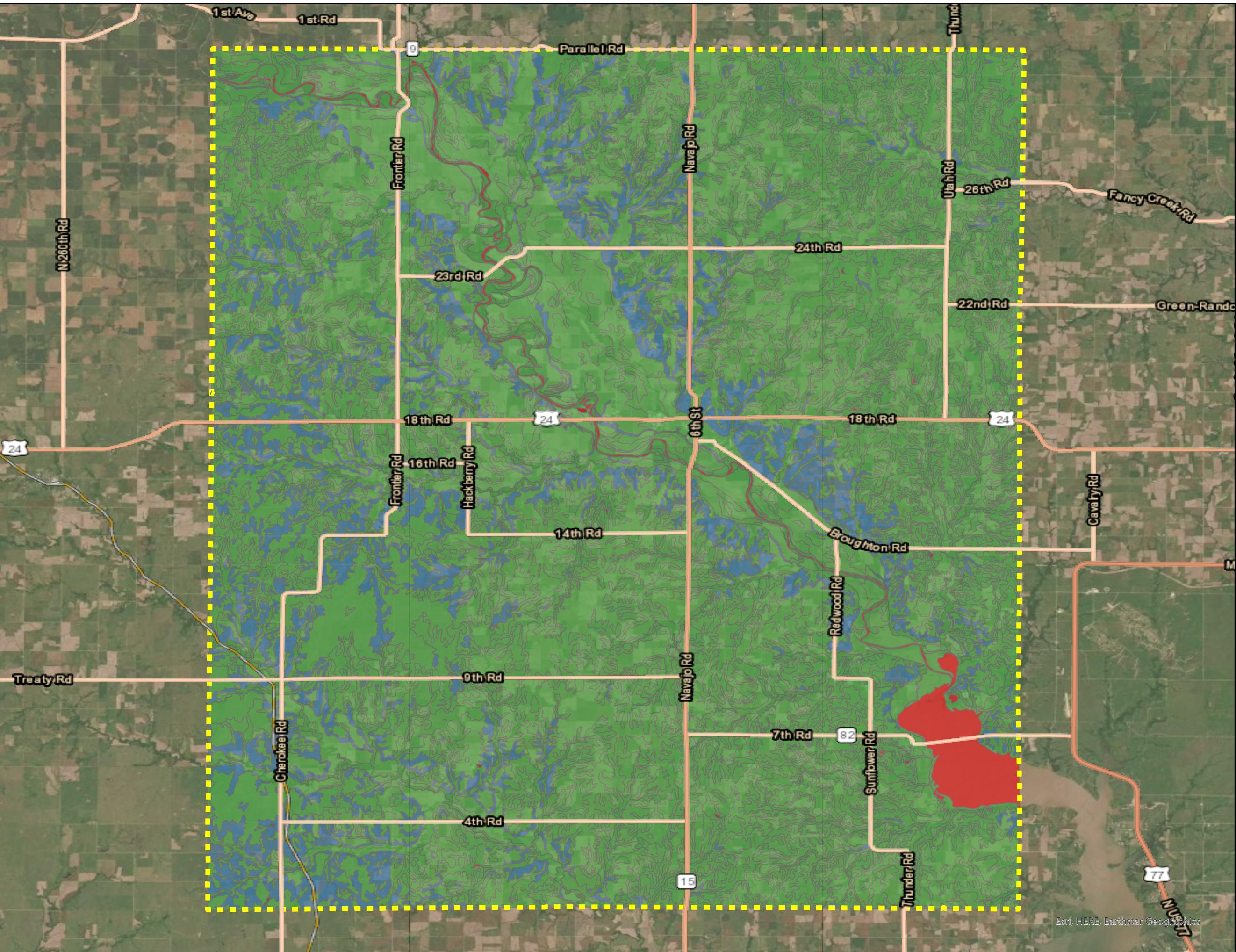


**FIGURE 12.11
SOIL SUITABILITY
FOR LANDFILLS**

Potentially Suitable for Landfills
Clay County Boundary



**FIGURE 12.12
SOIL SUITABILITY
FOR SMALL
COMMERCIAL BUILDINGS**

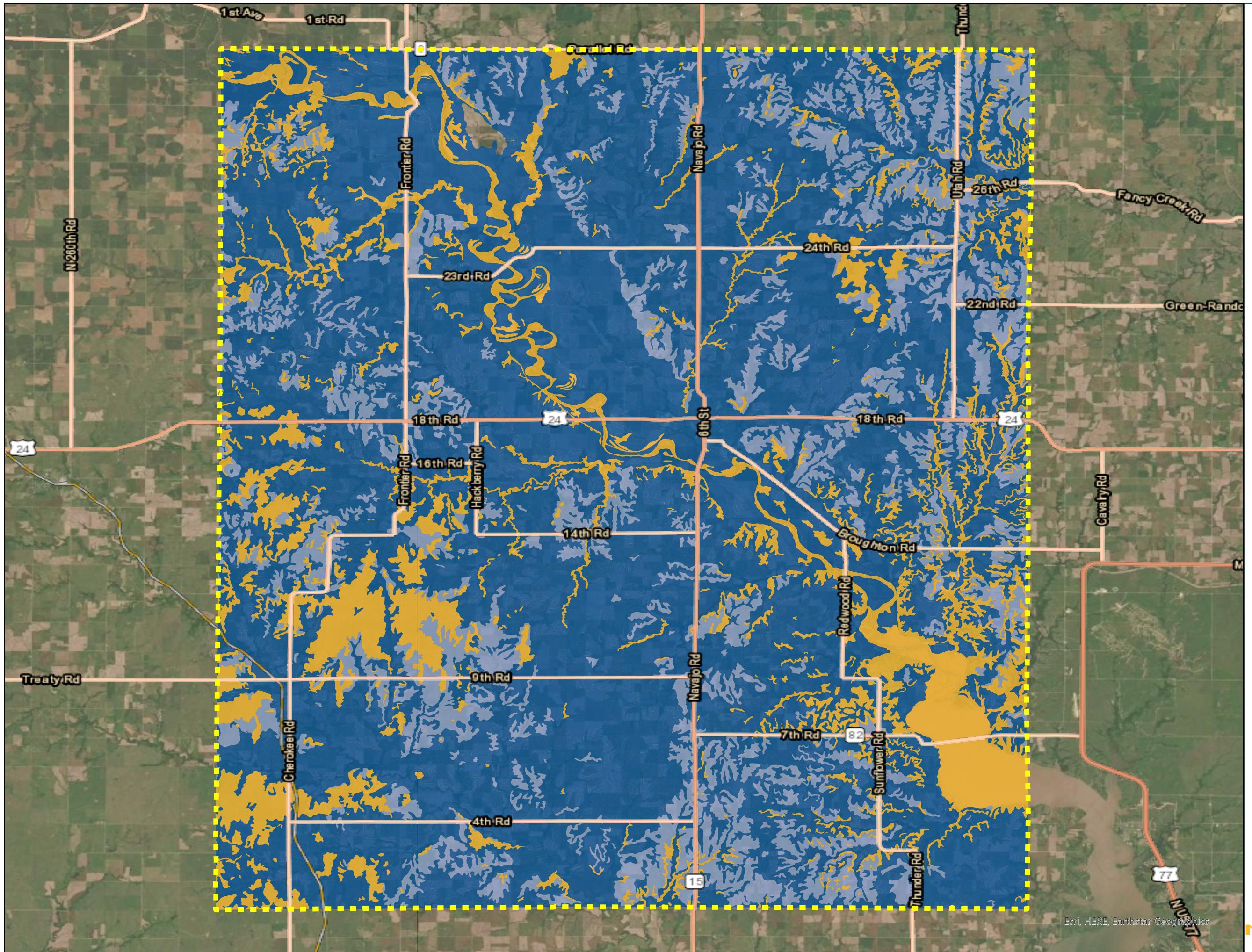




COMPREHENSIVE PLAN

FIGURE 12.13
SOIL - PRIME
FARMLAND

Clay County Boundary
Farmland Classification
Prime Farmland
Farmland of Statewide Importance
Not Prime Farmland



different soils are:

- Flooding
- Depth to Saturated Zone
- Ponding
- Shrink Swell
- Depth to Hard Bedrock
- Slope
- Depth to Soft Bedrock

These conditions may or may not eliminate the ability of a land owner to build a dwelling with a basement, but specific conditions will need to be engineered to overcome potential problems in the future.

Somewhat Limited Conditions

Besides the severe soils, there are 11 soils considered somewhat limited which is less of an issue when developing. The conditions that are creating the somewhat limited classification are:

- Shrink Swell
- Slope
- Depth to Soft Bedrock

Not Limited

There are three soil groups - Sherdahl (3778), Sherdahl (3779), and Tivin that do not pose limitations in Clay County for dwellings with basements.

Septic Tanks and Absorption Fields

Figure 12.9 shows the soil suitability conditions for placement of a septic tank and absorption field in Clay County. Table 12.2 provides the suitability by soil types and the specific conditions impacting the soil.

Very Limited Conditions

Based upon Table 12.2, there are seven conditions impacting the use of septic tanks and absorption fields in Clay County. The major conditions impacting the soils are:

- Flooding
- Depth to Saturated Bedrock
- Ponding
- Slope
- Seepage
- Slow Water Movement
- Depth to Bedrock

These conditions may or may not eliminate the ability of a land owner to use a septic tank and absorption field but specific conditions will need to be engineered to eliminate potential problems in the future.

Somewhat Limited Conditions

Besides the severe soils, there are six soils considered somewhat limited which is less of an issue when developing. The conditions that are creating the somewhat limited classification are:

- Flooding
- Slow Water Movements

Sewage Lagoons

Figure 12.10 shows the soil suitability conditions for placement of sewage lagoons in Clay County. Table 12.2 provides the suitability by soil types and the specific conditions impacting the soil.

Very Limited Conditions

Based on Table 12.2, there are six conditions impacting the use of sewage lagoons in Clay County. The major conditions impacting the soils are:

- Flooding
- Depth to Saturated Bedrock
- Ponding
- Depth to Hard Bedrock
- Slope
- Depth to Soft Bedrock
- Seepage

These conditions may or may not eliminate the ability of a land owner to use a sewage lagoon but specific conditions will need to be engineered to eliminate potential problems in the future.

Somewhat Limited Conditions

Besides the very limited soils, there are some soils considered somewhat limited which is less of an issue when developing. The conditions that are creating the somewhat limited classification are:

- Flooding
- Slope
- Seepage

These conditions may need special engineering to eliminate potential problems in the future.

Sanitary Landfills

Figure 12.11 shows the soil suitability conditions for placement of sanitary landfills in Clay County. Table 12.2 provides the suitability by soil types and the specific conditions impacting the soil.

Based on Table 12.2, there are eight conditions impacting the use of sanitary landfills in Clay County. The major conditions impacting the soils are:

- Flooding
- Depth to Saturated Bedrock

- Ponding
- Slope
- Seepage
- Slow Water Movement
- Depth to Bedrock
- Dusty

These conditions may or may not eliminate the ability of a land owner to use a sanitary landfill but specific conditions will need to be engineered to eliminate potential problems in the future.

Somewhat Limited Conditions

Besides the very limited soils, there are some soils considered somewhat limited which is less of an issue when developing. The conditions that are creating the somewhat limited classification are:

- Flooding
- Slope
- Depth to Bedrock
- Dusty

These conditions may need special engineering to eliminate potential problems in the future.

Small Commercial Businesses

Figure 12.12 shows the soil suitability conditions for placement of small commercial businesses in Clay County. Table 12.2 provides the suitability by soil types and the specific conditions impacting the soil.

Very Limited Conditions

Based on Table 12.2, there are seven conditions impacting the use of small commercial buildings in Clay County. The major conditions impacting the soils are:

- Flooding
- Depth to Saturated Bedrock
- Ponding
- Shrink Swell
- Depth to Hard Bedrock
- Slope
- Depth to Soft Bedrock

These conditions may or may not eliminate the ability of a land owner to use a small commercial building but specific conditions will need to be engineered to eliminate potential problems in the future.

Somewhat Limited Conditions

Besides the very limited soils, there are some soils considered somewhat limited which is less of an issue when developing. The conditions that are creating the somewhat limited classification are:

- Shrink Swell
- Slope
- Depth to Soft Bedrock

These conditions may need special engineering to eliminate potential problems in the future.

Other Factors Impacting Land Uses

The previously discussed uses are typical to counties similar to Clay County. Earlier in this chapter, the issue of wetlands was covered in some detail and is very closely associated with surface and groundwater. The following topics are greatly influenced by the type of soil and its location in an area. The following paragraph will focus on Prime Farmland.

Prime Farmland

Prime farmland is directly tied to the specific soils and their composition. The map in Figure 12.13 identifies Prime Farmland, Prime Farmland if Drained, Farmland of Statewide Importance, and Not Prime Farmland.

According to the USDA, Prime farmland

“...is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. It must also be available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.”

Natural Resources and the Environment Goals, Objectives, and Policies

The following goals are split by type between water, soil, and the floodplain.

Natural Resources and the Environment Goal NRE-1:

Protect both the surface water and groundwater that runs through, and is under, the county.

Objectives and Policies

NRE-1.1: Encourage the preservation of environmentally sensitive areas such as wetlands and waterways (streams, ponds, lakes, rivers, etc.).

NRE-1.2: Protect all water supplies from development activities affecting the quality of water; development must demonstrate a positive or, at least, a neutral impact on groundwater.

NRE-1.3: Clay County should discourage heavy land use development within the floodplains and the environmentally sensitive areas of the county.

NRE-1.4: Clay County should support soil and water conservation efforts to aid in erosion, sediment, and run-off control. Agricultural runoff and water contamination is of particular concern for the county.

NRE-1.6: Clay County should coordinate with and support all Wellhead Protection Areas so that high water quality will be maintained in the county.

NRE-1.7: Clay County should require the protection of riparian vegetation from damage resulting from development.

NRE-1.8: Water erosion control structures, including riprap and fill, should be reviewed by the appropriate authorities to ensure they are necessary and are designed to minimize adverse impacts on water currents, erosion, and accretion patterns.

Natural Resources and the Environment Goal NRE-2:

Clay County needs to protect specific soils regarding the suitability of certain uses.

Objectives and Policies

NRE-2.1: Discourage conversion of designated prime agricultural land and soils to non-agricultural uses by targeting less productive agricultural soils for urban or non-farm uses.

NRE-2.2: Encourage the preservation of environmentally sensitive areas and wooded areas.

NRE-2.3: Clay County should discourage heavy

land use development within the prime farmland and floodplains areas of the county, as well as around or near Milford Lake.

Natural Resources and the Environment Goal NRE-3:

Prevent loss of life and or property by continuing to control development in the county's floodplain.

Objectives and Policies

NRE-3.1: Continue participation in the FEMA National Flood Insurance Program to prevent flood-caused loss of life and property.

NRE-3.2: Clay County should discourage heavy land use development within the floodplains and environmentally sensitive areas of the county.

NRE-3.3: Encourage the preservation of environmentally sensitive areas associated with floodplains such as wetlands and waterways (streams, ponds, lakes, rivers, etc.).

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Chapter 13

Land Use

Land Use

The purpose of the Clay County Land Use Chapter is to provide a general guide to land use which directs future uses and zoning criteria. The resulting land uses are intended to be a guide without creating multiple incompatibilities with what currently exists within Clay County. This Chapter reflects the existing conditions and should be flexible in order to meet the needs of its citizens as well as the vision of the county.

The Clay County Land Use Chapter provides the basis for the formulation of land use and the zoning regulations. For this reason, it is imperative to formulate a plan tailored to the needs, desires, and environmental limitations of the planning area. The Chapter should promote improvements in all the components of the local economy.

Clay County Land Use Elements

The elements of the Clay County Land Use Chapter include Existing Land Use and the Future Land Use Plan.

Both of these elements are integrated in some manner. Effective evaluations and decisions regarding development decisions require a substantial amount of information to be utilized.

Existing Land Use

The term "Existing Land Use" refers to the current uses in place within a building or on a specific parcel of land. The number and type of uses can constantly change within a county, and produce a number of impacts either benefiting or detracting from the county. Because of this, the short and long-term success and sustainability of the county is directly contingent upon available resources utilized in the best manner given the constraints the county faces during the course of the planning period.

Overall, development patterns in and around Clay County have been influenced by topography, water, soils, and manmade features such as two U.S. Highways and several hard-surfaced county roads. These items will likely continue to influence development patterns throughout the course of the planning period.

Existing Land Use Categories

The utilization of land is best described in specific categories that provide broad descriptions where numerous businesses, institutions, and structures can be grouped. For the purposes of the Comprehensive Plan, the following land use classifications are used:

- Agriculture
- Farmstead & Acreage
- Residential
- Commercial and Industrial

- Public
- Other
- Utility
- Vacant

The above land use categories may be generally defined in the following manner:

Agriculture: Row crop, alfalfa, pastureland and all grain crops are considered agriculture land uses. Clay County is an agricultural based county and the existing land use map verifies these uses.

Farmstead & Acreage: This category includes residential dwellings either as a farmstead, acreage or residential developments located within the county. Residential units of this type are distributed throughout the County.

Residential: This category includes residential dwellings either as a farmstead, acreage or residential developments located within the county. Residential units of this type are distributed throughout the County.

Commercial and Industrial: Uses in this category consist of convenience stores; feed, seed, automobile and machinery sales; petroleum sales, etc. Commercial uses tend to be located near urban areas or in proximity to major highways for accessibility.

Public: Land which is owned or used by a public entity.

Other: A use that has not yet been determined.

Utility: Public or private utility company or land that is owned or operated by a private or public utility.

Vacant: Land that lacks a current use.

Physical Character of Clay County

One of the most critical factors concerning land use development in any area is the physical characteristics of the area. The physical character of Clay County has a variety of different environmentally sensitive landscapes. The county is a variety of environments including:

- Milford Lake and associated floodplain
- Lower Republican drainage sub-basin and associated floodplain
- Lower Big Blue drainage sub-basin and associated floodplain
- Lower Smoky Hill drainage sub-basin
- Limestone outcroppings
- Cropland
- Rolling hills

**FIGURE 13.1
EXISTING LAND USES**

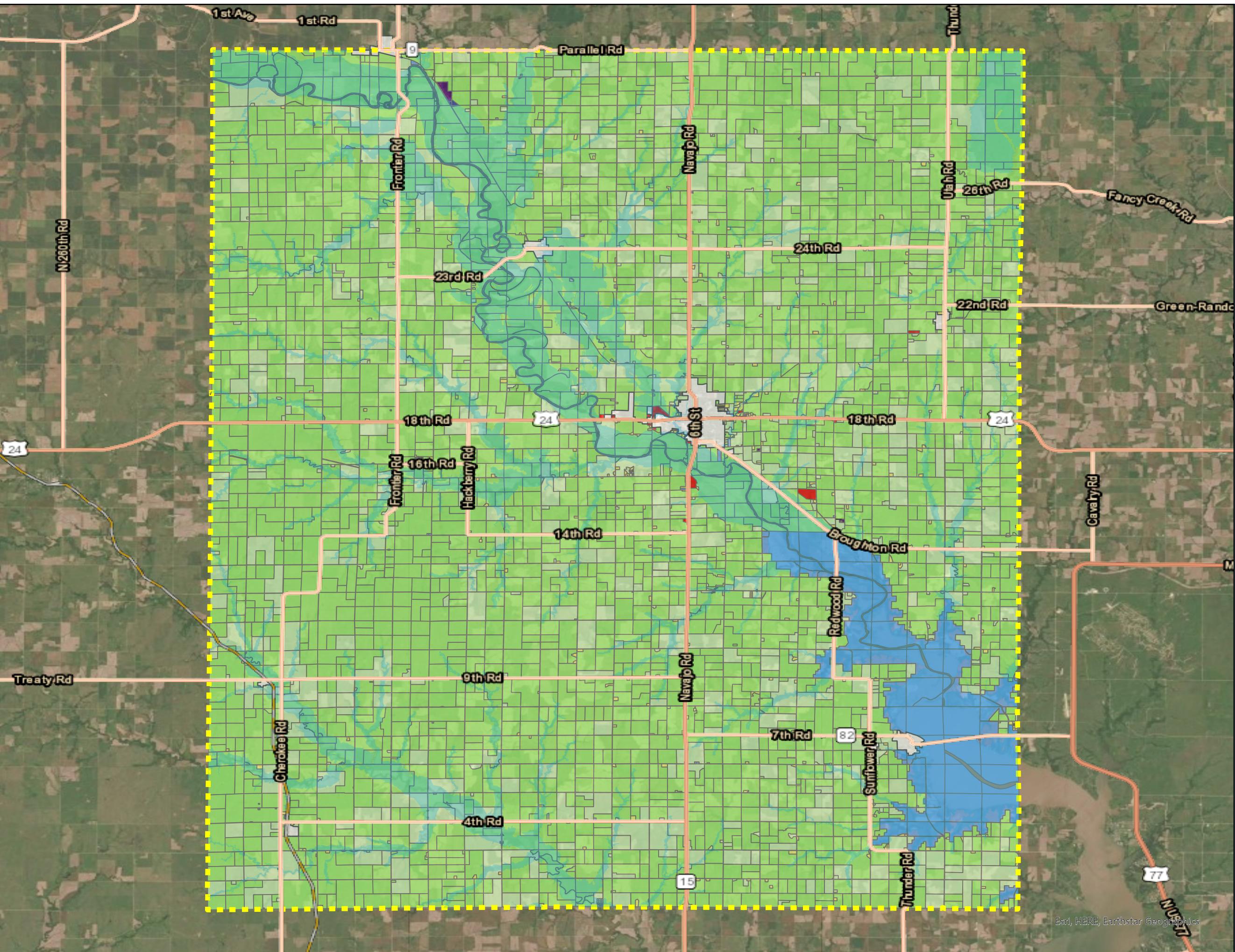
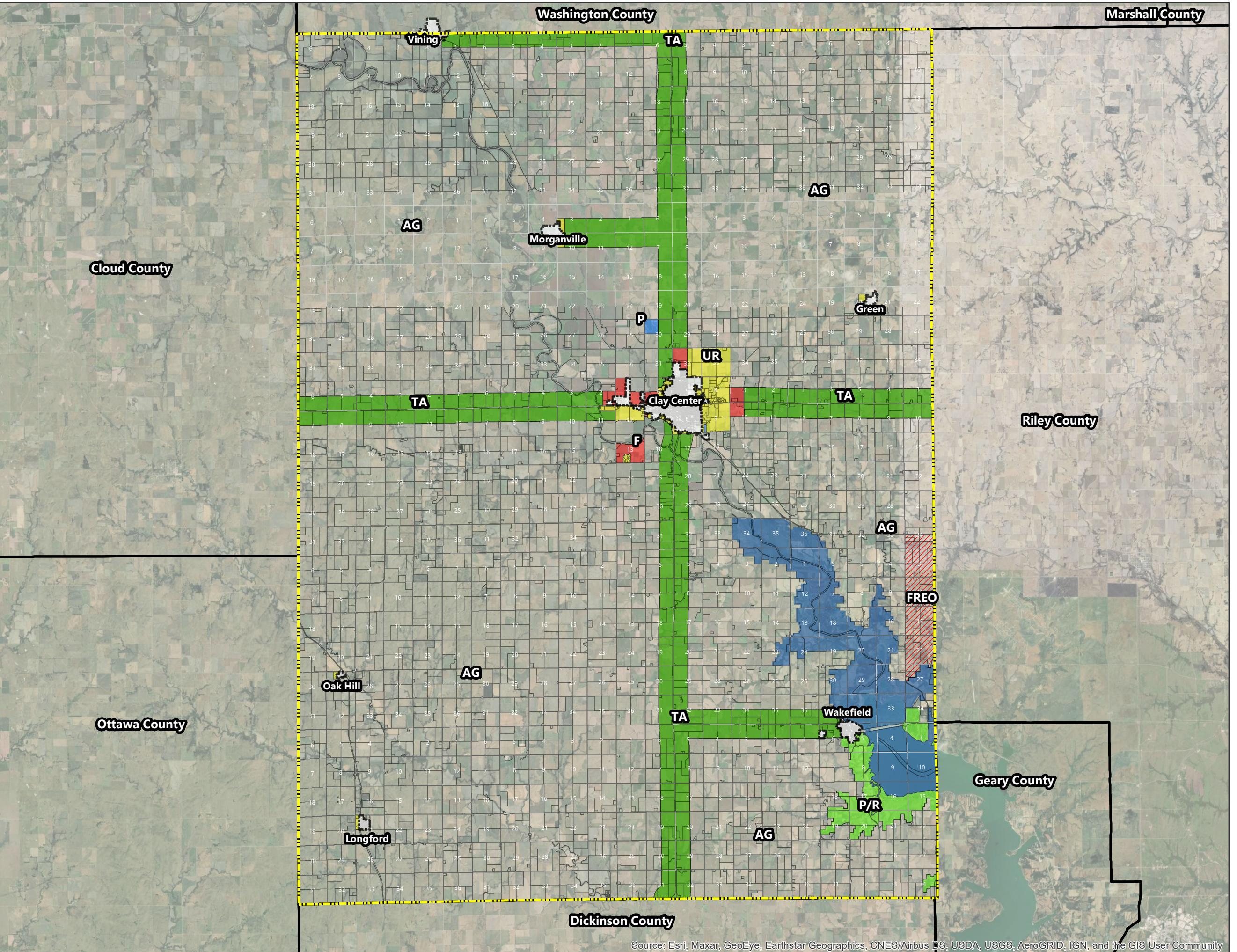


FIGURE 13.2: FUTURE LAND USE



PROJECTION: XX State Plane (Ft.)
DATUM: NAD 83
DATE: 3.2.23

0 1.25 2.5 5 Miles

Future Land Use Plan

The Future Land Use Plan provides the basis for the formulation of land use policy and zoning regulations. For this reason, it is imperative to formulate a plan tailored to the needs, desires, and environmental limitations of the planning area. The Future Land Use Plan should promote improvements in all components of the local economy. The following common principles and land use concepts have been formed to guide future development and redevelopment activities within Clay County's planning and zoning jurisdiction.

The plan is based upon existing conditions and projected future conditions for the county. The Land Use Plan also assists the county in determining the type, direction and timing of future growth and development activities. The criteria used in this Plan reflect several elements, including:

- The current use of land within and around the county;
- The desired types of growth, including location of growth;
- Future development activities;
- Physical characteristics, opportunities, and constraints of future growth areas, and;
- Current population and economic trends affecting the county.

Efficient allocation of land recognizes the forces of the private market and the limitations of the capital improvement budget. This Plan acknowledges these factors play an important role in the growth and development of Clay County. A Future Land Use Plan is intended to be a general guide to future land uses that balance private sector development (the critical growth element in any county) with the concerns, interests, and demands of the overall local economy.

Extraterritorial Jurisdiction (ETJ)

The State of Kansas provides for the use of extraterritorial jurisdictions as well as when and where they may be used. The law states that providing a municipality follows the basic steps, they may take up to a three-mile ETJ.

ETJ Policies

These are policies which should be agreed upon by the Cities and County in the future to make quality growth a priority for the entire county and the cities.

1. **The Clay County Board of Commissioners should authorize for the city to enforce their building**

codes within this ETJ. This is the only way for quality construction to occur and make the development practical to annex in the future.

2. **The Clay County Board of Commissioners should allow the City's Subdivision Regulations to supersede the county's for lots, blocks, streets, water, and sanitary sewer lines to meet the necessary urban standards.** Again, if the cities are to annex the development in the future, the development should meet the urban criteria.
3. **Any development where large lots are permitted within the ETJ, the County should require the developments to be developed to County standards for Roads, Wastewater/Water Well Setbacks, and Emergency Access but should also be required to "Ghost Plat" the development in case the city does eventually reach the area.** This allows for the cities to eventually grow to these developments and not hit a roadblock for future growth.
4. **If these developments are within reach of a city, and the development is meeting the urban development standards, then annexation should be considered and completed.**
5. **All addressing within the ETJ and the county should start with Clay County Appraiser's Office.**
6. **Any city enforcing an ETJ, should adopt a future land use and growth management plan for said area.**
7. **The cities shall enforce all the city's Floodplain Regulations within their ETJ.**



Agricultural

General Purpose

The Agricultural district represents an area in the county where agriculture is protected, but limited to. The land use is intended to provide a location where agriculture can continue to thrive.

Compatible uses

1. Crop production, including grazing lands
2. Livestock operations for all types of animals
3. Agri-Tourism activities such as: hunting preserves, fishing, vineyards etc.
4. Private and commercial grain storage
5. Oil and gas production
6. Manure/fertilizer applications
7. Single acreage developments
8. Public recreational, wildlife, and historical areas
9. Renewable energy equipment
10. Religious uses and structures
11. Educational uses and structures
12. Adult entertainment where appropriate

Incompatible uses

1. Large scale residential developments including mobile homes as a single-family dwelling unless located within a mobile home park
2. Large commercial developments

Potential issues to consider

1. Rural Water availability and connections
2. Transportation routes (designation, condition, etc.)
3. Slopes
4. Proximity to existing livestock facilities
5. Topography
6. Natural amenities such as trees, ponds, and streams
7. Site drainage
8. Flooding hazards
9. Groundwater availability
10. Groundwater contamination
11. Wetlands
12. Existing and/or proposed sanitary system
13. Potable well locations

Special policies

1. Residential lot sizes may vary depending upon the type of sanitary system installed and the source of potable water
2. Residential densities within this land use category should be no more than 1 dwelling units per 1/4 section
3. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant



Transitional Agriculture

General Purpose

The Transitional Agriculture represents an area in the county where agriculture is protected, but limited to. The Transitional Agriculture land use is intended to provide a location where agriculture can continue to thrive but may at some point in the future be influenced by growth in the adjacent communities.

Compatible uses

1. Grazing land
2. Crop production
3. Family residential groupings
4. Private grain storage
5. Commercial grain storage
6. Commercial uses related to agriculture such as: fertilizer processing and storage, grain elevators, etc.
7. Manure/fertilizer applications
8. Single acreage developments
9. Public recreational, wildlife, and historical areas
10. Agri-Tourism activities such as: hunting preserves, fishing, vineyards etc.
11. Religious uses and structures
12. Educational uses and structures
13. Commercial mining

Incompatible uses

1. Large scale residential developments including mobile homes as a single-family dwelling unless located within a mobile home park
2. Livestock confinements over 100 animal units
3. Large commercial developments

Potential issues to consider

1. Sensitive Soils
2. Groundwater availability
3. Slopes
4. Topography
5. Natural amenities such as trees, ponds, and streams
6. Flooding hazards
7. Groundwater contamination
8. Minimum lot sizes and residential densities
9. Wetlands
10. Existing and/or proposed sanitary systems
11. Wellhead protection areas
12. Proximity to conflicting uses such as new acreages near livestock confinements
13. Transportation systems (county roads, highways)

Special policies

1. Residential lot sizes may vary depending upon the types of sanitary system installed and the source of potable water
2. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant



Urban Residential

General Purpose

This land use is intended to provide for residential development adjacent to and in close proximity to the municipalities and highways where conditions prove favorable. Industrial, commercial, or livestock operations of any size would not be permitted and buffers in the residential land use area would be critical. Lot size requirements would be based upon the capacity of the area to provide potable water and to properly handle sanitary waste systems. However, it is intended that densely developed areas would be connected to a rural water district.

Compatible uses

1. Residential uses
2. Acreages and associated accessory uses
3. Religious uses and structures
4. Educational uses and structures
5. Community/Recreational Center/Recreational facilities

Incompatible uses

1. Livestock operations
2. Large commercial developments
3. Mobile homes as a single-family dwelling unless located within a mobile home park

Potential issues to consider

1. Rural Water availability and connections
2. Existing road conditions
3. Floodplain and flooding hazard
4. Transportation routes (designation, condition, etc.)
5. Slopes
6. Groundwater availability
7. Groundwater contamination
8. Proximity to existing livestock facilities
9. Wetlands
10. Depth to groundwater
11. Topography
12. Natural amenities such as trees, ponds, and streams
13. Site drainage
14. Existing and/or proposed sanitary system
15. Potable well locations

Special policies

1. Residential lot sizes may vary depending upon the type of sanitary system installed and the source of potable water
2. Density of lots could be similar to an adjacent community unless the development is on individual septic and water, then the minimum sanitary standards would apply
3. Cluster developments should be considered and required in this land use area
4. Road conditions leading to the proposed development and their carrying capability



Flex

General Purpose

The Flex land use provides for larger commercial and both light and heavy industrial development where transportation routes and other conditions prove favorable. This land use is to promote commercial, industrial, and any value added agricultural industry in Clay County and to provide services and development opportunities at key locations within the county.

Compatible uses

1. Agricultural/commercial uses including implement stores
2. Commercial grain facilities
3. Mobile home parks
4. Uses serving the motoring public (truck stops, convenient stores, etc.)
5. Religious uses and structures
6. Educational uses and structures
7. Self-storage facilities including recreational vehicles, boats, etc.
8. Community/Recreational Center
9. Adult entertainment where appropriate
10. Light manufacturing and assembly
11. Meat packing
12. Storage and warehousing
13. Trucking terminals
14. Commercial grain facilities
15. Renewable energy facilities
16. Self-storage facilities including recreational vehicles, boats, etc.

Incompatible Uses

1. Commercial feedlots
2. Residential developments
3. Mobile homes as a single-family dwelling unless located within a mobile home park

Potential issues to consider

1. Floodplain and flooding hazard
2. Groundwater availability
3. Groundwater contamination
4. Slopes
5. Erosion controls
6. Wetlands
7. Depth to groundwater
8. Topography
9. Natural amenities such as trees, ponds, and streams
10. Site drainage
11. Existing and/or proposed sanitary system
12. Potable well locations

Special policies

1. No minimum lot size other than adequate space for vehicular movement, parking, septic, and water systems
2. Developments of 1 acre or more may be required to meet the standards of NPDES permitting
3. Developments creating more than a 5% increase in runoff may be required to construct a detention basin to control runoff



Parks and Recreation

General Purpose

The typical uses found in this district would center on parks and recreation uses. Most will be of a significant size.

Compatible uses

1. Local parks and recreational areas
2. Golf courses
3. Racetracks
4. State and National Historical Parks
5. State and Federal Parkland

Incompatible Uses

1. Commercial feedlots
2. Large commercial developments
3. Large industrial developments
4. Mobile homes as a single-family dwelling unless located within a mobile home park

Public

General Purpose

The typical uses found in this district would center on buildings and land owned and operated by a public entity.

Compatible Uses

1. University properties
2. County properties
3. State and Federal properties

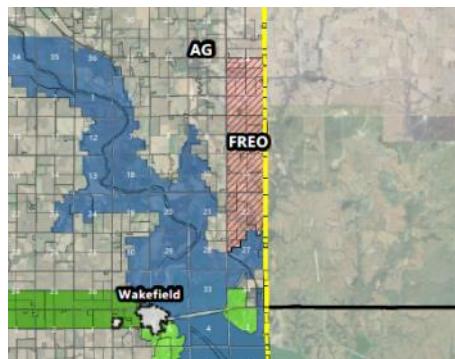
Incompatible Uses

1. Commercial feedlots
2. Large commercial developments
3. Large industrial developments
4. Mobile homes as a single-family dwelling unless located within a mobile home park

Fort Riley Expansion Overlay

General Purpose

The purpose of this overlay is to prevent housing and all kinds of development within the potential expansion area of Fort Riley. This overlay covers a portion of the southeast part of Clay County, adjacent to Milford Lake.



Conservation Subdivisions

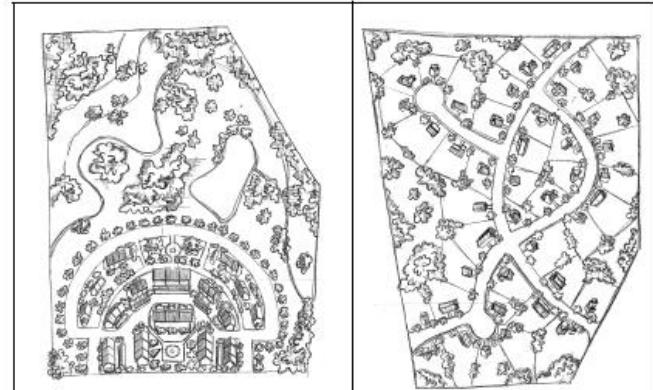
The graphic to the right represents a standard subdivision and how it can be redrawn into a conservation subdivision. The primary usage of this technique in Clay County is so a developer can maintain a specific density of building lots while protecting key environmental elements on the property. Some of these environmental elements include:

- Wetlands;
- Steep slopes;
- Floodplains;
- Streams, and;
- Natural prairie

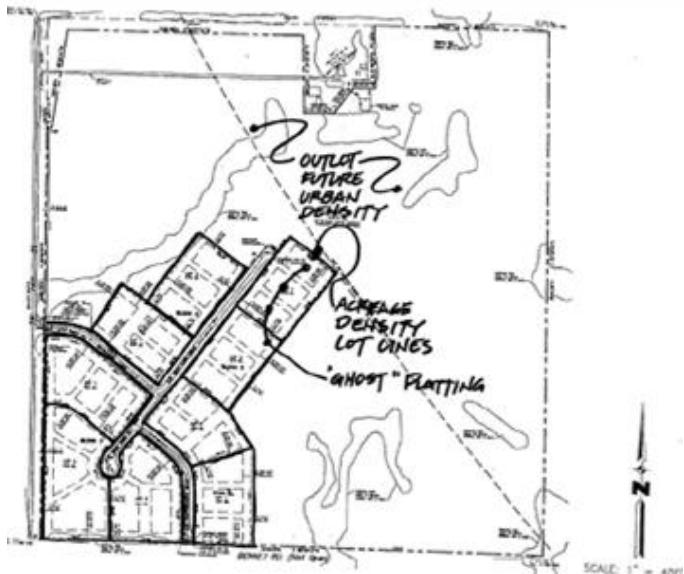
The concept allows the developer and county to negotiate the lot sizes through a plan unit development (PUD) concept. In most cases the sensitive areas are placed in some type of conservation easement. The protected areas, in a majority of cases, are placed into a common area to be shared by all the residents; this in turn increases the overall value of the lots.

“Ghost Platting”

Ghost platting is a subdivision technique used within close proximity to a community's jurisdiction. The process requires a developer desiring to plat larger than normal urban lots to also file a “Ghost Plat” indicating where future lots might be located if the city reaches the subdivision, and where future lot lines will be, as well as, where future utility easements and streets will be located. Once approved, a property owner is only allowed to build on one of the future building sites identified, in order to not build over future easements or streets.



Conservation subdivisions (left) feature smaller lots with a high percentage of open space. Conventional subdivisions (right) feature large lots with little common open space. A conventional subdivision is subject to all of the base zoning district standards, such as minimum lot size, front setbacks, landscaping, and adequacy of public facilities.



An example of a “ghost plat” done, initially, as a clustered subdivision

Source: City of Lincoln/Lancaster County Planning Department

Land Use Goals, Objectives, and Policies

Land Use Goal and Objectives

Guiding future growth and development in Clay County in order to ensure compatible uses locate together is essential during this planning period.

General Land Use Policies and Strategies

GENLU-1.1: Preserve and support agriculture in all forms. Agriculture is the primary economic driver of the county and should continue as such. Private property rights should be protected by the County.

GENLU-1.2: Ideally, new residential development within Clay County should be focused on the communities of the county.

GENLU-1.3: Future land uses in the county should carefully consider the existing natural resources of the area, including soils, rivers, geology, and groundwater.

GENLU-1.4: Any future growth and development in rural Clay County should work toward compact patterns of land uses.

GENLU-1.5: Clay County should consider limited future development to identified areas along the major highways spanning the county, especially within the Transitional Agriculture land use district.

GENLU-1.6: The Clay County Land Use Plan should be designed to expedite the review and approval process where possible. The Land Use Plan should also be designed to prevent irresponsible development on any parcel of land inside or outside of the communities in the county.

GENLU-1.7: All land uses and structures should be carefully reviewed for compliance with the duly adopted floodplain and floodway regulations in Clay County.

Agricultural Land Use Policies and Strategies

AGLU-1.1: Livestock production and agricultural production should be protected from the establishment of conflicting uses such as residential acreages.

AGLU-1.2: New livestock operations should be located in areas where their impact on neighboring land uses will be minimal. Environmentally sensitive areas should not have livestock operations developed on them.

AGLU-1.3: Clay County should allow agricultural production throughout the county; except where there may be potential conflicts with other policies of this plan.

AGLU-1.4: Clay County should minimize encroachment of non-agricultural uses into areas designated as "Prime Farmland".

AGLU-1.5: Encourage low to zero non-farm densities in prime farmland areas and other agricultural districts by providing residential lot size requirements, densities, and separation distances between residential and agricultural uses.

AGLU-1.6: Protect the quality of groundwater and surface water in agricultural areas of Clay County.

Urban Residential Land Use Policies and Strategies

RESLU-1.1: Large residential subdivisions should be located next to or near the communities within Clay County and not encroach upon agricultural uses.

RESLU-1.2: Residential developments should be separated from more intensive uses, such as agriculture, industrial, and commercial development, by the use of setbacks, buffer zones, or impact easements.

RESLU-1.3: Encourage low to zero non-farm densities in prime farmland areas and other agricultural districts by providing residential lot size requirements and proper separation distances between residential and agricultural uses.

RESLU-1.4: New residential developments should include a subdivision agreement, which provides for the maintenance of common areas, easements, groundwater, use of plant materials and drainage.

RESLU-1.5: All proposed rural area developments should be based on reasonable expectations and no large-scale development should be approved without:

- 1) The submission and approval of a layout and design concept, with provision for the staging and servicing of all phases of the development;
- 2) The approval of all federal and state agencies relative in any applicable health, safety and environmental controls;
- 3) An adequate demonstration of the financial capacity (escrows, performance bonds, etc.) and responsibility of the applicants to complete the development and provide for operation and maintenance services;
- 4) Should be appropriately, if not uniquely, suited to the area or site proposed for development;
- 5) Should not be located in any natural hazard area, such as a floodplain (unless a sandpit development mitigating the circumstances) or area of

geologic hazard, steep slope, severe drainage problems or soil limitations for building or subsurface sewage disposal, if relevant, and;

6) Should be furnished with adequate access – when possible a minimum of two entrances and exits.

3) So they enhance entryways or public way corridors, when developing adjacent to these corridors, and;

4) In a manner supporting the creation and maintenance of greenspace.

RESLU-1.6: Clay County should review and accommodate, wherever possible, any new or alternative development concepts or proposals, provided such concepts or proposals are consistent with and do not compromise in any way the established disposition of land uses on the Land Use Map or the goals and policies of the Plan.

RESLU-1.7: New residential construction or relocations should not be allowed along any minimum maintenance road unless the road is upgraded to County specifications and paid for by the property owner, prior to construction.

Flex Land Use Objectives

CILU-1.1: Commercial land uses should be encouraged to locate in the Transitional Agriculture or Flex land use district.

CILU-1.2: Frontage roads should be utilized, when possible, as commercial development is locating along major roads/highways.

CILU-1.3: Commercial development should be limited and or prevented in prime farmland, environmentally sensitive areas, and the floodplains of the county.

CILU-1.4: Commercial land use districts and uses within commercial zoning districts should be lenient yet focused in a manner allowing for new and innovative business to develop and locate within the county.

CILU-1.5: Industrial uses should be located so that adequate buffer space is provided between incompatible land uses.

CILU-1.6: Performance standards should be implemented as a means of controlling any negative impacts of industrial activity.

CILU-1.7: Signage used within and around industrial areas should be designed to compliment the materials and scale of surrounding development.

CILU-1.8: Industrial districts should be located:

- 1) Where urban services and infrastructure are available or planned in the near future;
- 2) In sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan;

Fort Riley Unmanned Aircraft System Corridor Overlay Environs Objectives

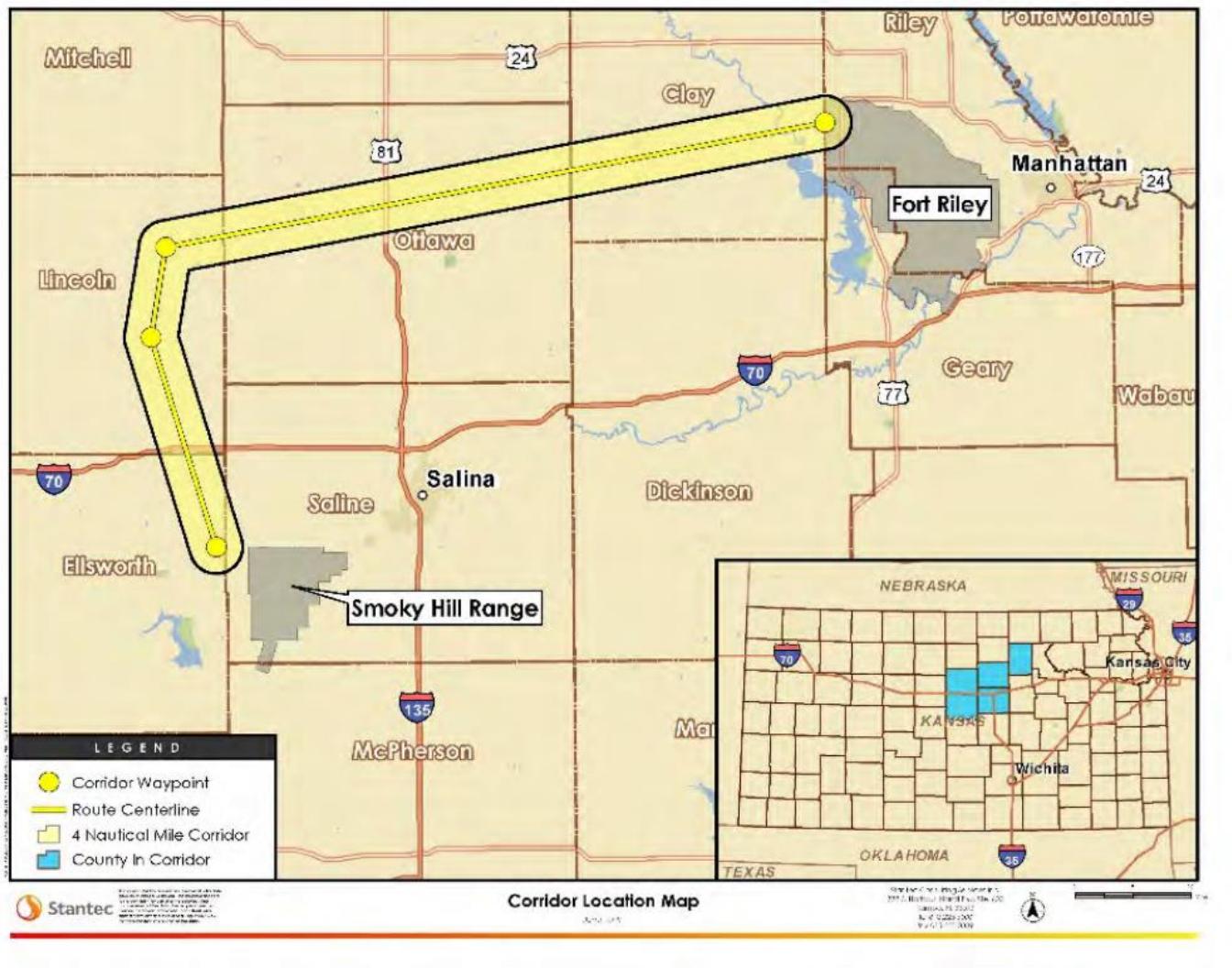
The following policies are intended to protect unmanned aircraft and personnel within the 4-mile wide UAS corridor by discouraging activities and uses within and adjacent to the corridor that would be detrimental to normal operations. Fort Riley will be involved in a consultative nature only to all development in the 4-mile wide UAS corridor. See Figure 13.3 for the location of the Corridor.

Policy UA.1 Land Use: The County shall establish a land use and/or zoning overlay district designation for the 4-mile wide UAS corridor. Provisions should be considered for, but not limited to: renewable energy, vertical obstruction, and/or frequency encroachment.

Policy UA.2 Coordination: Include Fort Riley in notification of any conditional use, zoning case (when applicable), developments, and/or any amendments within the 4-mile wide UAS corridor. Seek comment and technical support from Ft. Riley on any land use decisions in the area. This coordination is consultative in nature only; the Fort has no binding authority over activity in the 4-mile wide UAS corridor.

Policy UA.3 Education: Provide outreach to the public to inform property owners of the 4-mile Wide UAS Corridor Overlay Environs.

Policy UA.4 Communication: Maintain a list of contacts at Fort Riley and other counties within the UAS corridor and maintain on a regular basis.

FIGURE 13.3: UNMANNED AIRCRAFT SYSTEM CORRIDOR




Chapter 14

Transportation

Transportation

Transportation networks tie communities together and provide a link to the outside world. Adequate circulation systems are essential for the safe and efficient flow of vehicles and pedestrians as well as accessibility to all parts of the community. The Transportation chapter will identify existing systems and those necessary to provide safe and efficient circulation of vehicles within Clay County.

Transportation Systems and Facilities

Residents within a county have specific transportation needs. These include railroad service, bus service, air transportation, as well as vehicular transportation. All of the transportation facilities present are not available within the county and require residents to travel to the nearest location. This portion of the Comprehensive Plan examines those services with regard to the closest proximity for residents of Clay County.

Railroad Service

The two closest railroad service providers to the county are BNSF Railway (which runs through the southwest corner of the county) and Union Pacific, which runs just south of the county through Dickinson and Geary Counties. The nearest passenger railroad services are located in Topeka and Newton through Amtrak.

Sources: Kansas Department of Transportation; Amtrak.com

Bus Service

Greyhound Bus Lines operates multiple bus services in the vicinity of Clay County. Residents in Clay County can travel to Junction City, Manhattan, Abilene, and Salina, respectively, to utilize Greyhound Bus Lines.

Source: <https://www.greyhound.com/en>

Commercial Airport Service

Manhattan Regional Airport in Manhattan is the nearest commercial airport to residents in Clay County. Arrivals and departures are limited to major airlines. Currently, the airport and commercial service connects people to DFW International Airport (Dallas) and Chicago O'Hare International Airport (Chicago) through American Airlines.

Source: <https://flymhk.com/124/Airlines>

Small craft Public Airports

Clay Center Municipal Airport

Clay Center Municipal Airport (CYW) is a city-owned, public-use airport two miles west of Clay Center, in Clay County. It opened on August 8, 1930. The airport covers 158 acres and has one runway.

Source: https://en.wikipedia.org/wiki/Clay_Center_Municipal_Airport

State and Federal Highways

The county is located just north of Interstate Highway 70. US Highway 24 and County 15 intersect in Clay Center and are significant economic drivers for commerce and tourism.

Transportation Planning and Land Use

Land use and transportation create the pattern for future development and are extremely interdependent upon one another in order to effectively shape the community. An improved or new transportation route generates a greater level of accessibility and will likely determine how adjacent land will be utilized in the future.

In the short term, land use shapes the demand for transportation and vice versa; one key to good land use planning is to balance land use and transportation. However, new or improved roads as well as county and state highways may change land values, thus altering the intensity of which land is utilized. In general, the greater the transportation needs of a particular land use, the greater its preference for a site near major transportation facilities.

Commercial activities are most sensitive to accessibility since their survival often depends upon how easy a consumer can get to the business. Thus, commercial land uses are generally located near the center of their market area and along highways or at the intersection of arterial streets.

Industrial uses are also highly dependent on transportation access, but in a different way. For example, visibility is not as critical for an industry as it is for a retail store. Industrial uses often need access to more specialized transportation facilities, which is why industrial sites tend to be located near railroad lines or highways to suit individual industrial uses.

Street and Road Classification System

All of the public highways, roads, and streets are classified into multiple functional areas.

Trafficway

Major roadway with or without medians accommodating large volumes of traffic with limited access. Primarily used for safe progression of through traffic. Typically controlled by federal or state government.

Major Arterial

Major street with or without medians accommodating high volumes of traffic and controlled access. Primarily used for safe and

efficient circulation of high volumes of traffic between sections of the city and across the urbanized area. Does not primarily serve as direct access to abutting property.

Minor Arterial

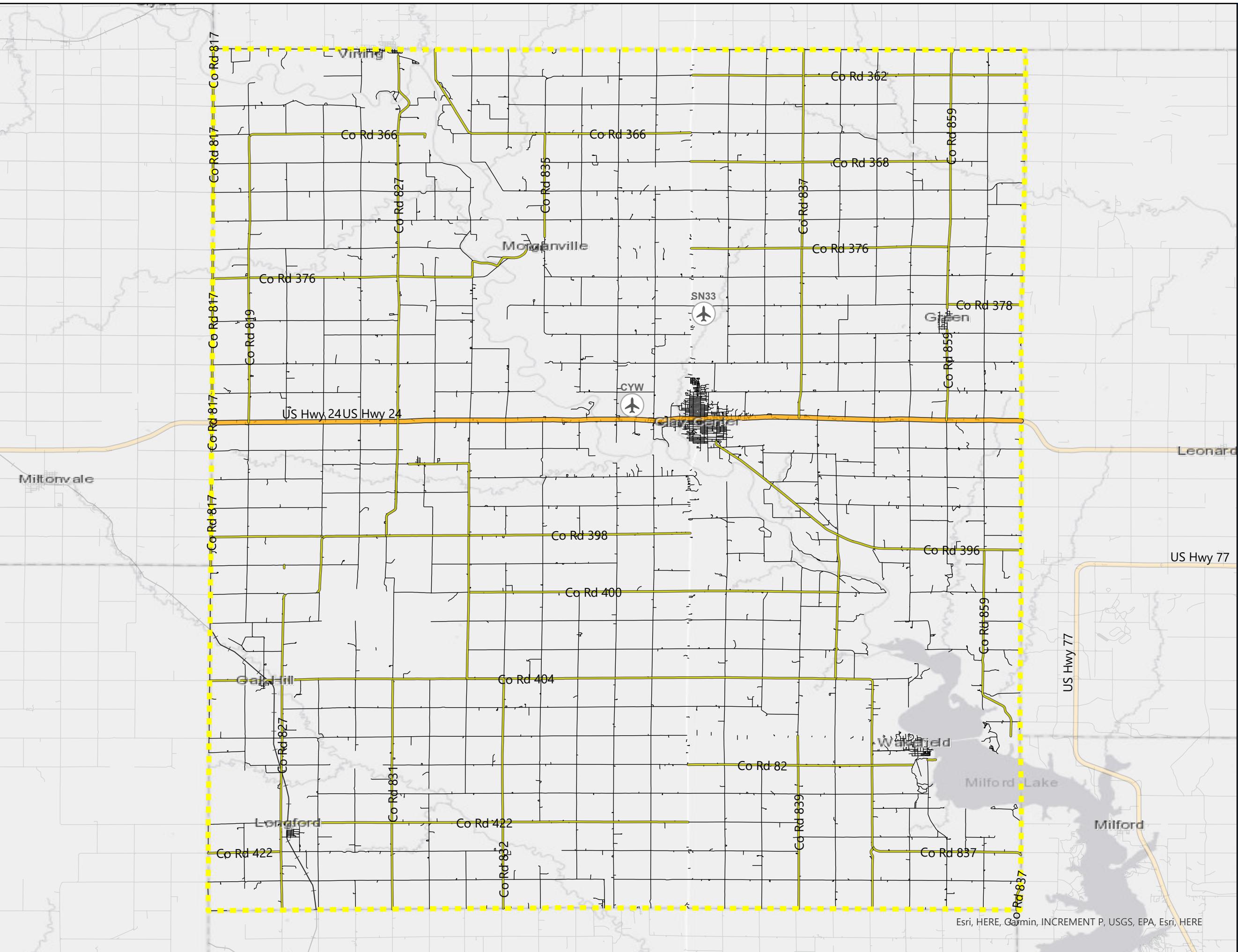
Street with moderate volumes of traffic and controlled access. Direct access to abutting properties is allowed. Primarily used for safe and efficient circulation of traffic between areas and across the city.

Collector

Street with low traffic volumes and unlimited access. Primary use is for circulation within residential areas and between land uses. Collectors distribute traffic from local street to arterial streets. Direct access should be limited.

Local Street

Street with low volume of traffic, slow design speeds, and unlimited access. Primarily used for direct access to abutting properties.

**FIGURE 14.1
TRANSPORTATION
SYSTEM**
Clay County Boundary
Airports
Railroads
Local Roads
County Highways
US Highways
US Interstates




Chapter 15

Implementation

Implementation

Successful community plans have the same key ingredients: "2% inspiration and 98% perspiration." This section of the plan contains the inspiration of the many county officials and residents who have participated in the planning process. However, the ultimate success of this plan remains in the dedication offered by each and every resident.

There are numerous goals and objectives in this plan. We recommend reviewing the relevant goals during planning and budget setting sessions to determine what projects may need to be undertaken during the course of the fiscal year.

Action Agenda

The Action Agenda is a combination of the following:

- Goals and Objectives
- Land Use Policies
- Support programs for the above items

It will be critical to earmark the specific funds to be used and the individuals primarily responsible for implementing the goals and objectives in Clay County.

Five programs will play a vital role in the success of Clay County's plan. These programs are:

1. **Zoning Regulations:** updated land use districts can allow the county to provide direction for future growth.
2. **Subdivision Regulations:** establish criteria for

dividing land into building areas, utility easements, and streets. Implementing a Transportation Plan is a primary function of subdivision regulations.

3. **Plan Maintenance:** an annual and five-year review program will allow the county flexibility in responding to growth and a continuous program of maintaining the plan's viability.
4. **Housing Study:** a Housing Study will be critical to use in direct relationship to the Comprehensive Plan due to the need for housing in the county. The study will help guide the county in the redevelopment and future development of housing throughout the county and all of the communities in Clay County.
5. **Strategic Plan:** A Strategic Plan will assist in identifying future economic development strategies that will tie into the overall planning effort of the county. It will be critical to work with this document and the plan in unison.
6. **Employment Study:** The relationship between place and economy is constantly evolving, and continually shaping the growth, development, and decay of communities and counties. The study will help guide the county in the recruitment and retainment of employers and employees alike throughout the county and all of the communities in Clay County.

Comprehensive Plan Maintenance

Annual Review of the Plan

A relevant, up to date plan is critical to the ongoing planning success. To maintain both public and private sector confidence; evaluate the effectiveness of planning activities; and, most importantly, make mid-plan corrections on the use of county resources, the plan must be current. The annual review should occur during January.

After adoption of the Comprehensive Plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. At the beginning of each year a report should be prepared by the Planning Commission, which provides information and recommendations on:

- Whether the plan is current in respect to population and economic changes, and;
- The recommended goals, objectives, and/or policies are still valid for the county and its long-term growth.

The Planning Commission should hold a meeting on this report in order to:

- Provide citizens or developers with an opportunity to present possible changes to the plan;
- Identify any changes in the status of projects called for in the plan, and;
- Bring forth any issues, or identify any changes in conditions, which may impact the validity of the plan.

If the Planning Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the Comprehensive Plan, they should recommend changes or further study of those changes. This process may lead to identification of amendments to the Comprehensive Plan and would be processed as per the procedures in the next section.

Unanticipated Opportunities

If major new, innovative development and/or redevelopment opportunities arise which impact any number of elements of the plan and which are determined to be of importance, a plan amendment may be proposed and considered separate from the annual review and other proposed Comprehensive Plan amendments. The Comprehensive Plan amendment process should adhere to the adoption process specified by Kansas law and provide for the organized participation and involvement of citizens.

Methods for Evaluating Development Proposals

The interpretation of the Comprehensive Plan should be composed of a continuous and related series of analyses, with references to the goals and policies, the land use plan, and specific land use policies. Moreover, when considering specific proposed developments, interpretation of the Comprehensive Plan should include a thorough review of all sections.

If a development proposal is not in conformance or consistent with the policies developed in the Comprehensive Plan, serious consideration should be given to making modifications to the proposal or the following criteria should be used to determine if a Comprehensive Plan amendment would be justified:

- The character of the adjacent area;
- The zoning and uses on nearby properties;
- The suitability of the property for the uses allowed under the current zoning designation ;
- The type and extent of positive or detrimental impact that may affect adjacent properties, or the county at large, if the request is approved;
- The impact of the proposal on public utilities and facilities;
- The length of time that the subject and adjacent properties have been utilized for their current uses;
- The benefits of the proposal to the public health, safety, and welfare compared to the hardship imposed on the applicant if the request is not approved , and;
- Comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and policies;
- Consideration of county staff recommendations